Memorandum

MIAMI-DADE COUNTY

Date: January 20, 2015

To: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

From: Carlos A. Gimenez
County Mayor

Subject: Status Report on Miami-Dade Public Library System's Air Conditioning and Roof Systems

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On July 7, 2014, the Cultural Affairs and Recreation Committee had a discussion regarding the West Dade Regional Library condition of the structure and the A/C unit. As a result of that discussion, the Miami-Dade Public Library System (MDPLS) agreed to provide a report detailing the department's facility repairs and maintenance. The attached report provides details on the MDPLS's air conditioning and roof systems. These projects will be addressed as funding becomes available. The department will keep the Cultural Affairs and Recreation Committee updated on these projects.

Per Ordinance 14-65, this memorandum will be placed on the next available Committee meeting agenda and subsequently placed on the next available Board of County Commissioners meeting agenda.

c: Michael Spring, Senior Advisor, Office of the Mayor
Lester Sola, Director, Internal Services Department
Gia Arbogast, Interim Director, Miami-Dade Public Library System
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LIBRARY SYSTEM HVAC ROOF REPORT

BUILDING INFORMATION			HVAC			ROOF	
BRANCH	YEAR ACQUIRED (L) - LEASED	Sq. Ft.	DONE - NEXT	NOTES	PLAN OF ACTION	DONE - NEXT	NOTES
ALLAPATTAH	1963	5,415	1989 - 1999/00	The system was installed in 1989. The condenser unit was repaired in 2006. The unit is in overall poor condition	This system is prioritized for replacement in FY 2015/16, depending on availability of funding. Due to building code changes, the system will have to be redesigned.	2002 - 2021/22	40-Year recertification report requires the roof to be replaced due to multiple issues.
ARCOLA LAKES	2011	9,000	2011 - 2020/21	System was installed in 2011 with the original construction. System is in very good condition.	Continue preventive maintenance.	2011 - 2030/31	Roof is in very good condition, currently under preventive maintenance program.
CIVIC CENTER	1992	144	2001 - 2011/12	The unit was installed in 2001. Repairs were carried out in 2004. The unit is in fair condition with several issues pending.	New unit was received in October and will be installed the week of December 15, 2014.	N.A.	Facility is located within the Civic Center Metrorail Station.
COCONUT GROVE	1963	6,394	1999 - 2008/09	Unit is not operational since April 2014. Currently cooling under temporary units.	Work order W120085 covers HVAC replacement, new electrical main and roof repairs. ISD is working with the Surety Company to restart the project. They hope to have a new contractor onboard by March, 2015 and completion is estimated for August, 2015.	2002 - 2021/22	Roof repairs are covered under work order W120085. Funding from Library Operations.
CONCORD	2004 (L)	3,000	LANDLORD	The system is operational.	System is maintained by the landlord.	LANDLORD	Roof is maintained by landlord.
CORAL GABLES	1969	28,446	2003 - 2012/13	The chiller was installed in 2003 but the air handlers are the originals from 1969. The cooling tower was installed in 1999.	HVAC system is scheduled for replacement in Fiscal Year 2014/15 with GOB funding.	2002 - 2021/22	Roof is in good condition, currently under preventive maintenance program.
CORAL REEF	1981	16,000	2004 - 2014/15	System was installed in 2004. One chiller compressor replaced in 2012. Unit in good condition.	Continue with preventive maintenance.	2004 - 2023/24	Roof is in good condition, currently under preventive maintenance program.
COUNTRY WALK	2001 (L)	1,103	LANDLORD	The system is operational.	System is maintained by the landlord.	LANDLORD	Roof is maintained by landlord.
CULMER	1961	4,500	2003 - 2012/13	Unit installed in 2003. Replaced compressor in 2012. Unit is in good to fair condition.	This system is prioritized for replacement depending on funding. Due to building code changes, the system will have to be redesigned.	2002 - 2021/22	Roof is in good condition, currently under preventive maintenance program.
DORAL	2003 (L)	2,950	LANDLORD	The system is operational.	System is maintained by the landlord.	LANDLORD	Roof is maintained by landlord.
EDISON CENTER	1958	6,645	1998 - 2008/09	System installed in 1998. Major repairs in 2006. System in fair condition but with multiple minor repairs.	This system is prioritized for replacement in 2015/16 depending on funding. Due to building code changes, the system will have to be redesigned.	2006 - 2025/26	Roof is in good condition, currently under preventive maintenance program.
FAIRLAWN	2005 (L)	4,000	LANDLORD	The system is operational.	System is maintained by the landlord.	LANDLORD	Roof is maintained by landlord.
GOLDEN GLADES	2007	7,500	2006 - 2015/16	System installed in 2006. Replaced controls and drives in 2008, two compressors in 2010 and two condensers in 2014. In good condition.	Continue with preventive maintenance. Start to look at replacement options and alternatives after FY 2015/16.	2006 - 2025/26	Roof is in very good condition, currently under preventive maintenance program.
HIALEAH GARDENS	2002(L)	1,200	LANDLORD	The system is operational.	System is maintained by the landlord.	LANDLORD	Roof is maintained by landlord.
HISPANIC	2010	12,000	2010 - 2019/20	The HVAC system was installed in 2010. Overall condition for the system is good.	Continue preventive maintenance.	N/A	Facility located on the bottom floor the Carrfour building.
HOMESTEAD	1980	16,000	2003 - 2012/13	The system is made up of eight roof top units installed in 2003. Two units are in need of replacement with the others in fair condition.	Carry out major repairs to two units and will replace the larger auditorium unit and second adult services unit during Fiscal Year 2014/15	2010 - 2029/30	Roof is in very good condition, currently under preventive maintenance program.
INTERNATIONAL MALL	2008	7,500	2008 - 2017/18	System was installed in 2008. Overall condition is good.	Continue preventive maintenance.	2008 - 2027/28	Roof is in very good condition, currently under preventive maintenance program.
KENDALE LAKES	2008	15,000	2008 - 2017/18	System was installed in 2008. Overall condition is fair.	Working on control issues and may require significant repair to chiller control cards and communications card to BMS.	2008 - 2027/28	Roof is in very good condition, currently under preventive maintenance program.
KENDALL	1980	14,000	2004 - 2013/14	System is made up of four roof top units, installed in 2004. Two units were replaced in 2008 and the other two were replaced in September 2014.	Continue preventive maintenance.	2008/09	Roof has numerous damaged areas with leaks throughout the roof. Prioritized for replacement upon availability of funding.
KEY BISCAYNE	1985	6,000	2004 - 2013/14	There are three split systems installed in 2004. All systems are in fair condition.	One condenser unit was replaced in July 2014. The other two are scheduled for replacement in FY 2014/15. Funding from Library Operations.	2001 - 2020/21	Roof is in good condition, currently under preventive maintenance program.
LAKES OF THE MEADOW	2003 (L)	3,596	LANDLORD	The system is operational.	System is maintained by the landlord.	LANDLORD	Roof is maintained by landlord.
LEMON CITY	1964	6,393	2003 - 2012/13	Split system installed in 2003. System is in fair condition	System has been prioritized for replacement as soon as possible. Due to code changes, the system will have to be redesigned.	2001 - 2020/21	Roof is in good condition, currently under preventive maintenance program.
LITTLE RIVER	1942	6,584	2002 - 2011/12	The system has two split units installed in 2002. Both units are in fair condition.	One condenser unit was replaced in March 2014. We are waiting for delivery of the air handler to replace it. The replacement of the other split system has been prioritized for FY 2014/15. Funding from Library Operations.	2000 - 2019/20	Roof is in fair condition, currently under preventive maintenance program and several leaks have been fixed under roof warranty.

LIBRARY SYSTEM HVAC ROOF REPORT

MAIN	1985	200,000	ISD	The system is operational.	System is maintained by ISD.	ISD	Roof is maintained by ISD.
MIAMI BEACH	2005	43,256	2012 - 2019/20	HVAC system was installed in 2005. The exterior chiller unit was replaced in 2012 due to salt air corrosion.	System is in good to fair condition. Chilled water pump is prioritized to be replaced in FY 2014/15. Funding from Library Operations.	2005 - 2024/25	Roof has several areas of damage due to excessive wear and exposure to salt environment. The building was built by the City of Miami Beach but they have not been able to find the roof warranty for roof repairs. At the present time this building is a priority for roof replacement depending on availability of funding.
MIAMI LAKES	1981	11,000	1996 - 2007/08	System was installed in 1996. System is currently in fair condition with major issues related to the cooling tower.	This system is prioritize for replacement depending on funding. Due to building code changes, the system will have to be redesigned.	2004 - 2023/24	Roof is in good condition, currently under preventive maintenance program.
MIAMI SPRINGS	1963	3,480	2005 - 2017/18	System was installed in 2005. The air handler was replaced in 2010 and the condenser unit in 2013. The system is in good condition.	Continue preventive maintenance.	2010 - 2029/30	Roof is in good condition, currently under preventive maintenance program.
MODEL CITY	1977	11,644	ISD	The system is operational.	System is maintained by ISD.	ISD	Roof is maintained by ISD.
NARANJA	2009	15,000	2009 - 2018/19	System was installed in 2009. Repairs to control system in 2013. Overall condition is good.	Continue preventive maintenance.	2009 - 2028/29	Roof is in very good condition, currently under preventive maintenance program.
NORTH CENTRAL	1990	4,980	2010 - 2019/20	System was installed in 2010. The system is in very good condition.	Continue preventive maintenance.	2002R - 2012/13	Roof under investigation for 40-year recertification. Repairs or replacement may be needed depending on demolition of adjacent MDT facility.
NORTH DADE REGIONAL	1979	50,000	2005 - 2014/15	The system was installed in 2005. The chiller has required the replacement of nine condenser fans and motors, two compressors and controls. The chiller is in fair to poor condition. Air handlers are in good condition.	Chiller replacement is a priority for FY 2014/15. Other system equipment is in good condition and we will continue preventive maintenance.	1999R - 2010/11	Roof replacement scheduled for FY 2014-15 under GOB funding.
NORTH SHORE	1977	3,900	2005 - 2011/12	System installed in 2005. Currently in fair to poor condition due to salt air intrusion. Unit is currently down for repairs. Air conditioning is being provided by temporary unit.	ISD is replacing the roof top condenser unit and base corroded due to proximity to salt air. Interior air handler and compressors scheduled for major refit in February 2015 once condenser is installed.	2003 - 2022/23	Roof in fair condition to be re-evaluated after repairs to roof top condenser and base.
OPA-LOCKA	2007	3,000	LANDLORD	The system is operational.	System is maintained by the landlord.	LANDLORD	Roof is maintained by landlord.
PALM SPRINGS NORTH	2004 (L)	5,000	LANDLORD	The system is operational.	System is maintained by the landlord.	LANDLORD	Roof is maintained by landlord.
PALMETTO BAY	2009	5,000	2009 - 2018/19	System was installed in 2009. Currently operating in good condition.	Continue preventive maintenance.	2009 - 2028/29	Roof is in very good condition, currently maintained by the City of Palmetto Bay.
PINECREST	2008	15,000	2012 - 2018/19	Original system installed in 2008. Roof top unit had to be replaced in 2012 due to salt air corrosion. Current unit is in good condition.	Continue preventive maintenance. Working with ISD on surge protectors due to excessive number of lighting strikes and power surges.	2008 - 2027/28	Roof is in good condition, currently under preventive maintenance program.
SHENANDOAH	1957	6,645	2010 - 2019/20	System installed in 2010. Condenser coil and compressor were replaced in 2012. System is currently in good condition	Continue preventive maintenance.	2010 - 2029/30	Roof is in good condition, currently under preventive maintenance program.
SOUTH DADE REGIONAL	1977	51,800	2001	The HVAC system was installed in 1977. The chiller was replaced in 2001. System is in poor condition.	System is a priority for replacement depending on availability of funding.	ISD	Roof is maintained by ISD.
SOUTH MIAMI	1978	11,500	2001 - 2010/11	System was replaced in 2001. Two chillers were replaced during FY 2013-14. Pending are air handlers and controls. System is in fair condition.	Address air handlers and controls depending on availability of funds.	2014 - 2033/34	New roof installed in 2014. Currently under preventive maintenance program.
SOUTH SHORE	2005	5,000	2005 - 2014/15	HVAC system was installed in 2005. Two condensers were ordered for replacement early FY 2014-15. System will be in good condition after condenser installation.	Replacing two condensers during FY 2014/15. Funding from Library Operations. Will continue with preventive maintenance.	N.A.	Facility located on the bottom floor of the Court of South Beach Condominium.
SUNNY ISLES BEACH	2005	7,500	CITY	The system is operational.	System is maintained by the City of Sunny Isles Beach.	N.A.	Facility located on the bottom floor of Sunny Isles Beach City Hall.
SUNSET	2007	2,950	LANDLORD	The system is operational.	System is maintained by the landlord.	LANDLORD	Roof is maintained by landlord.
TAMIAMI	2003 (L)	1,980	LANDLORD	The system is operational.	System is maintained by the landlord.	LANDLORD	Roof is maintained by landlord.
VIRRICK PARK	2008	3,100	2008 - 2017/18	HVAC system installed in 2008. System is in very good condition.	Continue preventive maintenance.	2008 - 2027/28	Roof is in very good condition, currently under preventive maintenance program.
WEST DADE REGIONAL	1980	52,600	2004 - 2013/14	HVAC system was installed in 1980. Chiller and cooling tower were replaced in 2004. Currently cooling tower underwent major repairs, chilled water pipes were replaced, and the chiller is undergoing a major overhaul. Air handlers and controls are in good condition.	Continue preventive maintenance. Work on replacing worn out air handler components and upgrading controls.	2002R - 2011/12	Terraces are scheduled for repairs, resurfacing and sealing in current fiscal year under GOB funding, work order Z000132. Exterior walls sealing and joint replacement to be added, if funding permits.
WEST FLAGLER	1958	4,927	2005 - 2017/18	HVAC system installed in 2005. Condenser unit was replaced in 2013. Unit is in good condition.	Continue preventive maintenance.	2002 - 2021/22	Roof is in good condition, currently under preventive maintenance program.
WEST KENDALL REGIONAL	1990 (L)	38,920	2006 - 2015/16	HVAC system installed in 2006. Unit is in good condition.	Continue preventive maintenance.	LANDLORD	Roof is maintained by landlord.