

**Date:** January 20, 2015

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

**From:** Carlos A. Gimenez  
Mayor 

**Subject:** Status Report on Potential Use of David W. Dyer Federal Building for Court Facilities

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This status report is provided in response to Commissioner Rebeca Sosa's November 6, 2014 memorandum and the resolution being considered by the Board of County Commissioners (Board) at its January 21, 2015 meeting regarding the feasibility of Miami-Dade County using the vacant David W. Dyer Federal Courthouse (Dyer Courthouse) for courtrooms, office space, or other court-related functions.

Since receipt of the November 6, 2014 memorandum from Commissioner Rebeca Sosa, staff has provided numerous reports to the Board regarding the status of repairs and condition of our existing court facilities and has also been working on the study requested for the Dyer Courthouse. As of this writing, staff has the following update:

- a) As mentioned in Commissioner Rebeca Sosa's memorandum, the Dyer Courthouse is on the National Register of Historic Places. Staff is looking at the implications given that large portions of the building and ancillary features, including the entrance hall, center court and fountain, and ceremonial courtroom, as well as several other courtrooms, must be retained.
- b) The building is only 166,577 square feet, which is approximately half the size of the needs identified by the 11<sup>th</sup> Judicial Circuit Court.
- c) Staff is in the process of validating a \$60 million estimate provided by the Federal General Services Administration to: 1) bring the building up to code, including addressing mold and other previously reported environmental conditions, and 2) refurbish the building to a condition suitable for use as a modern office building.
- d) The Dyer Courthouse is structurally connected underground to the newer, adjoining C. Clyde Atkins Courthouse. These buildings would have to be separated for security reasons. Additionally, the buildings have a shared air conditioning system, which would also have to be separated.
- e) Staff has been advised that Miami-Dade College has been negotiating with the Federal General Services Administration for over a year and is in the final stages of reaching a long-term lease agreement for the building.

While this is preliminary information, staff will provide more information as it becomes available. It is important to note that the County is open to this and any other alternative that can be used to alleviate the space needs of the Courts.

If you have any questions or concerns, please contact Deputy Mayor Edward Marquez at 305-375-1451.

- c: Robert A. Cuevas, Jr., County Attorney  
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