Memorandum

MIAMI-DADE COUNTY

Date: August 17, 2015

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

From: Carlos A. Gimenez
Mayor

Subject: Report of Inspections of all Courts Facilities Located in Miami-Dade County and Identification of County-Owned Buildings Suitable for the Temporary Relocation of Court Operations

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This is an update to the Board of County Commissioners (Board) on the status of all courts facilities located in Miami-Dade County pursuant to Resolution R-1084-14, which required a report on the following:

1. Inspections of all courts facilities located in Miami-Dade County; and
2. Identification of county-owned buildings suitable for the temporary relocation of court operations.

1. <u>Inspections of all Courts Facilities located in Miami-Dade County</u>

Over the past six (6) months, the Internal Services Department has contracted licensed engineering consultants to inspect all courts facilities located in Miami-Dade County. All inspections were performed following the requirements outlined in the county code for the 40-year recertification process, and specifically concentrated on those areas deemed most important to life safety, which are the general structural condition of the building and the general condition of its electrical systems. The following facilities were inspected by independent consultants that are Florida registered professional licensed electrical and structural engineers and architects. The Children's Courthouse and Overtown Transit Village were not inspected as they are newly constructed.

40-Year Recertification Reports
Dade County Courthouse
Richard E. Gerstein Justice Building
Coral Gables District Courthouse

Life Safety/Structural and Electrical Assessments
Hialeah Courthouse
North Dade Justice Center
South Dade Justice Center
Lawson E. Thomas Courthouse Center

<u>Inspection findings</u>

Dade County Courthouse, 73 West Flagler Street

This building was built in 1928 and found to be structurally safe and recommended for 40-year recertification by the consultant Rizo Carreño & Partners for continued use and occupancy. The structural inspections found that there is no evidence of structural deficiencies significant enough to prevent considering the courthouse reasonably safe for continued use under the present occupancy. The consultant did note that the final recertification would be reliant on the completion of the following ongoing structural work:

- The repairs to basement columns and slab have been completed on 14 basement columns. The remaining balance of the work is currently under design by USSi Consultants and will soon be submitted to the City of Miami for permitting. The entire project is expected, inclusive of the remaining 130 columns, to be completed by the last quarter of 2017.

- Completion of the exterior terracotta envelope and plaza restoration project is currently under construction by Mark 1 Restoration Company and is expected to be completed by the summer of 2016.
- Minor isolated repairs to non-structural reinforcing steel on floors 4, 24, 25, 26 and 27.

This building was found to be electrically safe by the consultant TCAPA for continued use and occupancy. The electrical inspections found no evidence of electrical deficiencies to prevent the safe and continued use under the current occupancy and recommended to the City of Miami that the building be recertified. However the consultant did provide a list of items that needs to be fixed, repaired or replaced throughout the building, such as the replacement of panels in the basement and floors 2, 3, and 4; securing the exposed wiring in the basement and floors 1, 3, 7, 10, 13, 14, and 25. The Internal Services Department has begun addressing these recommendations through a licensed contractor.

Richard E. Gerstein Justice Building, 1351 NW 12 Street
This building was built in 1962 and found to be structurally safe by consultant Rizo Carreño & Partners for continued use and occupancy. The structural inspections found that there is no evidence of structural deficiencies to prevent the safe and continued use under the present occupancy. The consultant has recommended to the City of Miami that the building be recertified. The consultant did provide a small list of short and long-term actions that should be considered, such as the replacement of staircase number five (5) from the basement to the first floor. Since March, the Internal Services Department has closed the stairwell and opened a service ticket for stair replacement. The Internal Services Department has begun addressing the other recommendations through a licensed general contractor.

This building was found to be electrically safe by consultant TCAPA for continued use and occupancy. The electrical inspection performed stated that there is no evidence of electrical deficiencies to prevent the safe and continued use under the current occupancy. The report states all electrical closets/rooms are clean and provide adequate working space. Emergency light fixtures are properly installed, operating and connected to the emergency generator. In addition, the emergency generator is in good working condition. The consultant has recommended to the City of Miami that the building be recertified per the 40-year electrical inspection.

Coral Gables District Courthouse, 3100 Ponce de Leon Boulevard
This building was built in 1951, with a major remodeling completed in 1994, and found to be structurally safe by consultant Rizo Carreño & Partners for continued use and occupancy. The structural inspections were completed and found no evidence of structural deficiencies to prevent the safe and continued use under the present occupancy. The consultant recommended to the City of Coral Gables that the building be recertified.

This building was found to be electrically safe by consultant TCAPA for continued use and occupancy. The electrical inspections were performed and found that there is no evidence of electrical deficiencies to prevent the safe and continued use under the present occupancy. In addition, building egress illumination was adequate on the floor areas, the path of egress and in the exit staircases. There is a Notifier Fire Alarm System that is located at the front lobby working correctly and was last certified in November of 2014. The consultant recommended to the City of Coral Gables that the building be recertified per the 40-year electrical inspection.

Hialeah Courthouse, 11 East 6 Street
This building was built in 2004 and is determined to be structurally safe for continued use and occupancy. The consultant Revuelta Architecture International, PA, through the structural sub-consultant Youssef Hachem Consulting Engineering, conducted a structural site inspection and, based on their findings, there were no items or situation that constitutes an unsafe condition or that would require a change to the daily operations of the facility. However, they recommended minor repairs to the exterior door of the main roof top mechanical room due to cracking concrete.

A visible life safety site inspection to include the electrical, fire alarm and fire protection systems was performed. The consultant, Revuelta Architecture International, PA, through the electrical sub-consultant PJV Engineering, Inc., stated that the electrical system is in overall good condition. A recommendation was made to open the panel cover in the main electrical room in order to check the status of two (2) mains that do not have a breaker and verify whether a code violation exists. Through a qualified electrical contractor, the Internal Services Department verified that there are no existing code violations from any of the recommendations provided by the consultant.

An architectural site inspection for life safety was performed by Revuelta Architecture International, PA, in which they did not find any issues. It was also noted that all safety and fire alarm devices were maintained properly to include the fire department documentation. The consultant pointed out that the Life Safety Codes were more aggressive ten (10) years ago; therefore, this building is more in compliance with the current applicable codes.

North Dade Justice Center, 15555 Biscayne Boulevard
This building was built in 1987 and was found to be structurally safe for daily operations. The consultant, Revuelta Architecture International, PA, through the structural sub-consultant Youssef Hachem Consulting Engineering, conducted a structural site inspection and determined that while there are no items that constitute an unsafe condition, they have found some items that need attention, such as: cracking of bearing wall system, which included cracks to concrete beams and steps in stairwell number 3; corrosion of structural steel along entire perimeter of the curtain wall for mechanical room number 5; visible signs of wear and delamination of the expansion joint on the second level; and the lower level north wall showed some signs of delaminated stucco. These are minor findings typical in a building of this age and are currently being remediated by the Internal Services Department.

This building is electrically safe for continued occupancy and use. The consultant, Revuelta Architecture International, PA, through the electrical sub-consultant PJV Engineering, Inc., conducted a visible life safety inspection to include the electrical, fire alarm and fire protection systems. PJV Engineering, Inc. has provided several recommendations that include the following: (1) the main electrical room has several panels with rusted covers that need to be replaced and the ventilation of the room needs to be examined or an air conditioning system added to extend the life of the electrical equipment; (2) the existing generator serving the life safety systems in operations has reached its service cycle and has been recommended for replacement; (3) several areas in the building do not have proper fire alarm annunciation devices and it is recommended to add devices as per NFPA 72; (4) the electrical equipment located in the mechanical room mezzanine may need to be relocated to have proper access to the stairs. However, these issues do not represent an unsafe condition or affect the operations of the facility, and the electrical system overall is in good condition. The Internal Services Department's generator team assessed the generator issue and found it to be in perfect working condition. With the continuation of maintenance and the availability of parts, it should last for several more years. The Internal Services Department will provide paint to provide a more appealing appearance.

An architectural site inspection for life safety compliance was performed by consultant Revuelta Architecture International, PA. Their executive summary included quantity of egress, in which they recommended displaying a "Maximum Occupancy" sign in order to avoid a potential life safety issue

with the number of people and only one (1) egress. The Internal Services Department is currently working with the Clerk of Courts and the Administrative Office of the Courts to modify the waiting area in order to redistribute the waiting patrons. In addition, some of the rooms lead to other rooms before finding a protective exit, which could be a potential issue during a fire event. This is being addressed through signage to assist in way finding and building evacuation plan. Some of the guardrails on the stairs are missing and the installed guardrails in some cases are less than the required height of 42 inches. The Internal Services Department is currently remedying the situation.

South Dade Justice Center, 10710 SW 211 Street
This building was built in 1992 and was found safe for occupancy. The consultant, Revuelta Architecture International, PA, through the structural sub-consultant Youssef Hachem Consulting Engineering, conducted a structural site inspection. Their findings included cracking of concrete beams and steps in stairwells 1, 2 and 4; sporadic water leaks from the second floor men's public restroom down to clerk booth on first level; and, at the north main entrance, the steel canopy on the second level has visible indications of corrosion. These findings do not constitute an unsafe condition or require any changes to daily operations, and the Internal Services Department is currently addressing these issues.

The electrical system overall in this building is in good condition. The consultant, Revuelta Architecture International, PA, through the electrical sub-consultant PJV Engineering, Inc., conducted a visible life safety inspection to include the electrical, fire alarm and fire protection systems. The consultant has provided three (3) minor items that are being addressed with signage and do not represent an unsafe condition or affect the operations of the facility. However, there are code related issues that need to be addressed. PJV Engineering, Inc. identified two (2) missing sprinkler heads, which have already been replaced by the Internal Services Department. Additional findings were to provide proper circuit directory labeling on several electrical panels; remove an empty, old fire alarm panel box by the security desk; and found that the main electrical closet does not have the proper front clearance of 36 inches. These issues are being corrected through a licensed contractor.

An architectural site inspection for life safety compliance was performed by the consultant Revuelta Architecture International, PA. Their executive summary included quantity of egress, in which they recommended displaying a "Maximum Occupancy" sign to avoid a potential life safety issue with the number of people and only one (1) egress. In addition, some of the rooms lead to other rooms before finding a protective exit. Exit signs are at confusing locations or not showing clear illumination. The Internal Services Department is coordinating the signage and working with the Clerk of Courts and Administrative Office of Courts to redistribute court patrons, and update the building evacuation plan.

Lawson E. Thomas Courthouse Center, 175 NW 1 Avenue
After a limited visual inspection, no evidence of structural deficiencies has been found. The consultant, Revuelta Architecture International, PA, through the structural sub-consultant Youssef Hachem Consulting Engineering, performed limited visual inspections and considers the building safe for continued use under the present occupancy.

A preliminary visible life safety inspection was conducted and no electrical deficiencies have been found. The consultant, Revuelta Architecture International, PA, through the electrical sub-consultant PJV Engineering, Inc., performed a preliminary inspection to include the electrical, fire alarm and fire protection systems, which were found in good condition.

2. County Owned Buildings Suitable for the Temporary Relocation of Court Operations

As previously reported at the January 21, 2015 Board meeting, in the event that an emergency requires part or all of the Dade County Courthouse court operations to be relocated to other facilities, the County has identified County-owned assets and other private space, which, through renovation, can be tailored to meet the Court's operational requirements. The timeframe for relocation depends on the extent of the renovations required and the availability of space.

While these assets and related spaces are not always ideal in location or design and infrastructure, they can be converted into functional offices and court spaces on a temporary basis. A simple renovation is relatively quick and cost effective at approximately $60.00 per square foot. This renovation will provide the absolute minimum space and functional requirements for the occupants and can take up to approximately four (4) months. If a more extensive renovation is required, the cost will be approximately $200.00 per square foot. A renovation of this type is more comprehensive and permanent in nature and will specifically address the occupant's operational needs and requirements. The time required for this type of renovation can take anywhere from nine (9) to 18 months, depending on the square footage required and condition of the selected building and space.

While the availability of County-owned facilities often changes based on needs and demands of other County departments, the following facilities may be available for use after renovations are made:

- 140 West Flagler Street Building – An older office space of 135,000 square feet and requires major renovations to be used as courtrooms, but could be converted into 12 courtrooms.

- Main Library, 101 West Flagler Street – There is 50,000 square feet of vacant space on the third floor, which may accommodate eight (8) to ten (10) courtrooms. My office has recently met with the Honorable Chief Judge Bertila Soto to discuss a short-term plan to accommodate the space needs of the civil court at this location. Programmatic requirements are being gathered to develop a cost estimate and timeline for this project. The additional eight (8) to ten (10) courtrooms would substantially improve the operations of the civil court in the downtown area and provide a short-term solution while a long-term solution is sought.

- Overtown Transit Village South, 601 NW 1 Court – There is new vacant space of 58,000 square feet on three (3) floors that could be converted into nine (9) courtrooms. These spaces are currently in design and programmed for other County agencies.

- Children's Courthouse, 155 NW 3 Street – This is the newly constructed building with 371,500 square feet where two (2) courtrooms out of eighteen (18) are designed for jury trials. Dependency and delinquency courts are currently operational as of early May 2016, with 11 judges and respective staff.

- Lawson E. Thomas Courthouse and Office Building, 175 NW 1 Avenue - There may be a potential to convert 15,000 square feet of storage area into three (3) or four (4) courtrooms.

- Hialeah Courthouse, 11 East 6 Street - A court area of approximately 2,700 square feet is currently a shell space that could be utilized. This is a County-owned courthouse in good condition and could be built out as one (1) additional courtroom, a judge's chamber, and a jury room.

- Privately-owned office space in Downtown Miami – Approximately 60,000 square feet has been identified as available for rent. It is foreseeable that eight (8) to ten (10) courtrooms could be built in this space. Annual costs are approximately $23.00 to $28.00 per square foot, including base rent and all operating and specialized court security costs. The Dade County Court at 73 West Flagler Street operates at a cost of approximately $13.00 per square feet.

- David W. Dyer Federal Building, 300 NE 1 Avenue – As previously stated in a memorandum issued January 20, 2015 in response to Resolution No. R-43-15, this historic building requires extensive repairs and system upgrades in excess of over $60 million and is already under contract by Miami Dade Community College, rendering it unusable for the temporary relocation of court operations.

This information was prepared in collaboration with the Administrative Office of the Courts. The Internal Services Department continues to work very closely with the Chief Judge Bertila Soto and her staff to ensure that all of their facility needs in the short and long-term are met.

Per Ordinance 14-65, this memorandum will be placed on the next available Board meeting agenda.

If you have any questions or concerns, please contact Tara C. Smith, Director of the Internal Services Department, at (305) 375-1135.

c: Honorable Chief Judge Bertila Soto
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