

MEMORANDUM

Agenda Item No. 11(A)(5)

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

DATE: October 6, 2022

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution approving an amendment to the Memorandum of Understanding ("MOU") between North Bay Village and Miami-Dade County providing the framework for negotiations for agreements for the design, development and lease of a Miami-Dade Fire Rescue station to be located at 1335 79th Street Causeway; authorizing the County Mayor to execute the amendment to the MOU; amending Resolution No. R-684-20 to provide that binding agreements with North Bay Village are to conform to the amended MOU and to increase Miami-Dade Fire Rescue District's contribution to the design and development of the new fire rescue station by \$322,000.00; directing the County Mayor to provide a report if no such agreements can be reached

Resolution No. R-951-22

This item was amended at the 9-15-22 Community Safety and Security Committee to (1) require the County Mayor or Mayor's designee to continue to negotiate with North Bay Village regarding each of the parties' respective contributions to cover the increased costs of Fire Station 27, including to identify additional, legally available funding for the County to contribute towards the station; and (2) require and direct the County Mayor or Mayor's designee to present the final, negotiated agreements to the Board for its approval.

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Sally A. Heyman.



Geri Bonzon-Keenan
County Attorney

GBK/uw



MEMORANDUM

(Revised)

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

DATE: October 6, 2022

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 11(A)(5)

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
- _____ Statement of social equity required
- _____ Ordinance creating a new board requires detailed County Mayor's report for public hearing
- _____ No committee review
- _____ Applicable legislation requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) ____, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) ____ 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. 11(A)(5)
10-6-22

RESOLUTION NO. R-951-22

RESOLUTION APPROVING AN AMENDMENT TO THE MEMORANDUM OF UNDERSTANDING (“MOU”) BETWEEN NORTH BAY VILLAGE AND MIAMI-DADE COUNTY PROVIDING THE FRAMEWORK FOR NEGOTIATIONS FOR AGREEMENTS FOR THE DESIGN, DEVELOPMENT AND LEASE OF A MIAMI-DADE FIRE RESCUE STATION TO BE LOCATED AT 1335 79TH STREET CAUSEWAY; AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR’S DESIGNEE TO EXECUTE THE AMENDMENT TO THE MOU; AMENDING RESOLUTION NO. R-684-20 TO PROVIDE THAT BINDING AGREEMENTS WITH NORTH BAY VILLAGE ARE TO CONFORM TO THE AMENDED MOU AND TO INCREASE MIAMI-DADE FIRE RESCUE DISTRICT’S CONTRIBUTION TO THE DESIGN AND DEVELOPMENT OF THE NEW FIRE RESCUE STATION BY \$322,000.00; DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR’S DESIGNEE TO PROVIDE A REPORT IF NO SUCH AGREEMENTS CAN BE REACHED

WHEREAS, the former Fire Rescue Station 27 (“former Station 27”) in North Bay Village (the “Village”) was leased by the Village to the County for use by the Miami-Dade Fire Rescue Department (“MDFRD”) for \$1.00 per year; and

WHEREAS, former Station 27 was connected to another structure owned by the Village and that structure was condemned over a decade ago due to environmental concerns; and

WHEREAS, since that time, the MDFRD has been operating from temporary trailers at another location to keep the existing engine and rescue resources available so as to prevent a disruption of services to the residents of the Village (“temporary Station 27”); and

WHEREAS, it is necessary to build a new fire rescue station to replace former and temporary Station 27 in order to accommodate modern fire suppression and rescue apparatus, provide adequate living quarters for the firefighting personnel, and service the residents of the Village and surrounding areas (“new Station 27”); and

WHEREAS, construction of new Station 27 is critical to the proper maintenance of public safety infrastructure; and

WHEREAS, on January 29, 2008 the voters of the Village authorized the issuance of general obligation bonds to construct a Public Safety/Village Hall complex with the County, whereby the County will pay for the fire rescue station portion; and

WHEREAS, on September 2, 2008, this Board approved Resolution No. R-927-08, directing the County Mayor or County Mayor's designee to negotiate necessary agreements between the County and the Village regarding the development of the new Station 27 and to identify legally available funds for such project; and

WHEREAS, the Village is currently working on the development of a larger municipal project to include facilities for its police department and Village Hall (the "Public Safety/Village Hall Complex"), to be located on municipal-owned property located at 1335 79th Street Causeway and upon the parcel immediately adjacent to the west, folio numbers 23-3209-001-0060 and 23-3209-001-0061 ("Premises"); and

WHEREAS, new Station 27 is to be part of the Public Safety/Village Hall complex, the overall cost of which is estimated at \$20,000,000.00; and

WHEREAS, on July 8, 2020, this Board adopted Resolution No. R-684-20, to approve a Memorandum of Understanding ("MOU") between the County and the Village to establish the framework for the negotiations between the parties for one or more agreements to govern the funding, design, construction, leasing, maintenance, and operation of the new Station 27; and

WHEREAS, originally under the MOU, the cost for design and construction for the new Station 27 was estimated to be \$4,250,000.00, was to consist of approximately 10,800 square feet, and the Village was required to complete construction within five years of the effective date of the MOU; and

WHEREAS, in addition, at the time of execution of the MOU, the Village sought to identify a private developer for the design and construction of the Public Safety/Village Hall Complex and to also include private, commercial uses in the overall development of the facility; and

WHEREAS, the MOU provides that once the construction of the new Station 27 is completed, the Village will lease the facility to the County for a 30-year term at a cost of \$1.00 per year, along with three 30-year renewal terms; and

WHEREAS, Resolution No. R-684-20 also authorized and directed the County Mayor or County Mayor's designee to negotiate and execute agreements with the Village in accordance with the parameters and terms set forth in the MOU in an amount not to exceed \$4,250,000.00 for the design and construction of new Station 27, and in an amount not to exceed \$420,000.00 for any additional expenses related to the development of new Station 27, to include the lease of new Station 27 by the County for an initial term of 30 years, with an additional three 30-year renewal terms, at a rental rate of \$1.00 per year; and

WHEREAS, since the adoption of Resolution No. R-684-20, the Village issued a solicitation to select a private developer with which to establish a public-private partnership for the design, build, finance, and operation of a facility on the Premises to include private commercial uses and/or residential as well as the Public Safety/Village Hall Complex; and

WHEREAS, the Village received only one response to its solicitation and ultimately decided to revise its plans for the Premises to only include the Public Safety/Village Hall Complex—inclusive of the new Station 27—and to remove all non-governmental uses from the development; and

WHEREAS, the Village and the County desire to amend the MOU in order to increase the size of new Station 27 to approximately 11,300 square feet, increase the County's contribution to the design and construction of the new Station 27 to >>no less than<<¹ \$4,572,000.00, and to extend the deadlines for design, development and construction of the new Station 27 so as to have the construction substantially completed on or before October 26, 2026; and

WHEREAS, this Board further desires to amend Resolution No. R-684-20 to provide that the binding agreements to be negotiated [~~and executed~~] with the Village are to conform to the amended MOU>>₁<< [~~and~~] to increase the Miami-Dade Fire Rescue District's contribution to the design and development of the new Station 27 by >>at least<< \$322,000.00>>, and to direct and require the County Mayor or Mayor's designee to identify additional, legally available funding available to contribute towards the construction of new Station 27, negotiate with the Village on the parties' respective funding obligations to address the increased costs of the new Station 27, and present the final, negotiated agreements to this Board for its approval<<; and

WHEREAS, the County has identified an additional \$322,000.00 of legally available funds in the Miami-Dade Fire Rescue Department's budget that are available to fund the increased design and construction costs resulting from the increased size of new Station 27,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board:

Section 1. Approves the recital clauses set forth above as if fully set forth herein.

Section 2. Approves an amendment to the MOU between the Village and the County in substantially the form attached hereto and authorizes the County Mayor or County Mayor's designee to execute the amendment to the MOU.

¹ Committee amendments are indicated as follows: Words stricken through and/or [[double bracketed]] are deleted, words underlined and/or >>double arrowed<< are added.

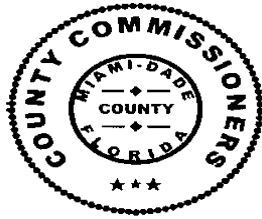
Section 3. Amends Resolution No. R-684-20 to>>: (a)<< provide that the binding agreements to be negotiated and executed with the Village are to conform to the amended MOU>>;
(b)<< [[and to]] increase the Miami-Dade Fire Rescue District’s contribution to the design and development of the new Station 27 by >>at least<< \$322,000.00, to be funded with legally available funds in the Miami-Dade Fire Rescue Department’s budget>>; (c) direct and require the County Mayor or Mayor’s designee to identify additional, legally available funding available to contribute towards the construction of new Station 27 and to negotiate with the Village on the parties’ respective funding obligations to address the increased costs of the new Station 27; and
(d) direct and require the County Mayor or Mayor’s designee to present the final, negotiated agreements to this Board for its approval<<.

Section 4. In the event that negotiations are not successful and no binding agreements in accordance with the framework set forth in the amended MOU can be finalized within 180 days from the effective date of this resolution, this Board directs the County Mayor or County Mayor’s designee to provide a report to this Board within 30 days of such event. The report shall be placed directly on an agenda of the Board, without committee review, in accordance with Ordinance No 14-65.

The Prime Sponsor of the foregoing resolution is Commissioner Sally A. Heyman. The motion was offered by Commissioner **Sally A. Heyman**, who moved its adoption. The motion was seconded by Commissioner **Keon Hardemon** and upon being put to a vote, the vote was as follows:

Jose “Pepe” Diaz, Chairman	aye
Oliver G. Gilbert, III, Vice-Chairman	absent
Sen. René García	aye
Sally A. Heyman	aye
Eileen Higgins	aye
Jean Monestime	aye
Rebeca Sosa	aye
Keon Hardemon	aye
Danielle Cohen Higgins	aye
Kionne L. McGhee	aye
Raquel A. Regalado	aye
Sen. Javier D. Souto	aye

The Chairperson thereupon declared this resolution duly passed and adopted this 6th day of October, 2022. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.



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

HARVEY RUVIN, CLERK

Basia Pruna

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

A handwritten signature in black ink, consisting of the letters "MRP" in a stylized, cursive font, positioned above a short horizontal line.

Monica Rizo Perez

**FIRST AMENDMENT TO MEMORANDUM OF UNDERSTANDING REGARDING
THE DEVELOPMENT AND OPERATION OF THE NORTH BAY VILLAGE FIRE
RESCUE COMPLEX**

THIS FIRST AMENDMENT TO THE MEMORANDUM OF UNDERSTANDING (“Amendment”) by and between Miami-Dade County, a political subdivision of the State of Florida (the “County”), through its governing body, the Board of County Commissioners of Miami-Dade County, Florida (the “Board”) and North Bay Village, Florida, a municipal corporation organized under the laws of the State of Florida, through its governing body, the Mayor and Commissioners of North Bay Village, Florida (the “Municipality” and, along with the County, the “Parties”) is entered into on the day of execution of the last party to execute this Amendment.

WITNESSETH:

WHEREAS, on January 29, 2008 the voters of the Municipality authorized the issuance of general obligation bonds to “construct a Public Safety/Village Hall complex with Miami-Dade Fire Rescue, whereby Miami-Dade County will pay the Fire Rescue Station portion;” and

WHEREAS, on September 2, 2008, the Board enacted Resolution No. R-927-08, directing the County Mayor or his designee to negotiate necessary agreements between the County and the Municipality regarding the development of a replacement fire rescue station and to identify legally available funds for such project; and

WHEREAS, the Municipality is currently developing the Public Safety/Village Hall complex to be located on the Municipal-owned property located at 1335 79th Street Causeway and upon the parcel immediately adjacent to the west (the “Project”) and further identified by Folio numbers 23-3209-001-0060 and 23-3209-001-0061 (“Project Site”); and

WHEREAS, on July 8, 2020, the Board enacted Resolution No. R-684-20, to approve a Memorandum of Understanding (“MOU”) between the County and the Municipality to establish the framework for the negotiations between the parties for one or more definitive contracts to govern the funding, design, construction, leasing, maintenance, and operation of the Fire Rescue station portion of the Project; and

WHEREAS, the MOU was approved by the Municipality’s governing body on July 8, 2020 and was executed on November 10, 2020; and

WHEREAS, originally, the Municipality had proposed a public-private partnership for the development of the Project, but the Municipality has now proposed a scaled down development to include only improvements for public safety functions, inclusive of the Fire Rescue station, and government functions and the County has proposed a small enlargement of its Fire Rescue station; and

WHEREAS, pursuant to the provisions of the MOU, the County was to be responsible and pay for \$4,250,000.00 of the Total Project estimated to be \$20,000,000 but, with the enlargement,

the County is now desirous of contributing \$4,572,000.00 towards the design and construction costs of the Miami-Dade Fire Rescue station and the Municipality shall continue to be responsible for securing and funding the balance of the Total Project Cost; and

WHEREAS, the parties desire to amend the MOU to incorporate these revisions along with modifications of certain other provisions set forth therein in order to revise the framework for the negotiations of all of the necessary agreements for the development and leasing of the Miami-Dade Fire Rescue station during the six (6) month period following the effective date of this Amendment,

NOW, THEREFORE, the Parties hereby amend the MOU as follows to memorialize their intent to negotiate definitive agreements to accomplish the aforementioned objectives as set forth below:

Section 1. Incorporation of Recitals. The recitations set forth above are hereby incorporated into this Amendment as though fully set forth herein.

Section 2. Purpose, nature and effect of Amendment. The purpose and objective of this Amendment is to clarify the Parties' roles and obligations and to establish a framework for continued negotiations regarding the development, operation and funding of the Fire Rescue District Station that will be part of the Project. This Amendment does not bind either Party to any terms herein nor in the MOU and shall not be deemed to impose any obligations on, or grant any rights to, either Party. Any future agreement(s) between the Parties will be subject to the requirements of any applicable law and subject to the approval of the County and Municipality in each of their discretions. The Parties intend that the future agreement(s) between the Parties will take the form of a development agreement, to include the funding obligations, and a long-term lease agreement to address the ongoing occupation, use, maintenance and operations of the Fire Rescue District Station (the "Definitive Agreements"). Neither Party shall have any obligations to incur any expenses, assume any liability or pay any sums unless or until there are approved and executed definitive agreements that are consistent with the framework set forth in the MOU, as revised herein, and only in accordance with the terms of said definitive agreements.

Section 3. Defined Terms. Municipality and County agree that, unless specifically defined herein, all of the capitalized terms used but not defined in this Amendment shall have the respective meanings set forth in the MOU.

Section 4. Parties, Effective Date and Term: Section 3 of the MOU is deleted and shall be replaced in its entirety with the following:

This MOU shall take effect on November 10, 2020 (the "Effective Date"). It is the Parties' intention to negotiate the Definitive Agreements with a structure generally consistent with the structure set forth in this MOU during the period commencing on the Effective Date and completed within thirty (30) months thereafter; provided, however, that this negotiation period will be extended automatically for up to three (3) additional months upon written notice being provided by either the County or the Municipality of their desire to extend the negotiation period.

Section 5. Project Description. Section 5 of the MOU is deleted and shall be replaced in its entirety with the following:

The Project shall consist of a structure no to exceed six stories and to consist of approximately 60,000-square feet which will house:

- (a) The Municipality's Village Hall with public meeting space for the Municipality's legislative body, and offices for the Municipality's commissioners, Mayor, Manager and other administrative staff;
- (b) the Municipality's Police Station; and
- (c) The Fire Rescue District Station which will:
 - (i) Be built on the ground floor of the Project;
 - (ii) Have separate, locked entrance doors and exits that are only accessible to the County, including its Miami-Dade Fire Rescue personnel and invitees and guests of the County;
 - (iii) Contain no unsecured, direct access by the public via elevator or from other areas of the Project; and
 - (iv) Consist of no less than 6,126 square feet of interior, finished and air-conditioned space, an exterior covered patio and seating area of approximately 300 square feet, two 3,600 square feet (17'0" center to center wide) bays for fire trucks, 1,200 square feet of workroom and storage areas for a total of 11,326 square feet and associated parking to consist of no less than 15 parking spaces reserved and dedicated to the Fire Rescue District Station, all as more specifically set forth and provided in the building program attached as Exhibit "A" to this MOU.

Section 6. Exhibit "A" to the MOU shall be replaced in its entirety with the Exhibit "A" attached to this Amendment and made a part hereof.

Section 7. Development Schedule and Responsibilities. Section 6 of the MOU is deleted and shall be replaced in its entirety with the following:

The Municipality shall be responsible for the procurements, oversight, and management of the design and construction of the Project. The Parties acknowledge and agree that it is their intent for the Fire Rescue District Station to be fully constructed no later than October 1, 2026. The Definitive Agreements will provide all of the following:

- (a) The Municipality shall provide the County access to all of its design plans and specifications as well as and access to all meetings with its design professionals, including approval authority from the County as to the design documents for the Fire Rescue District Station commencing with the preparation of the of the Design Criteria Package (DCP), through the Design Development Phase (DDP) and during preparation of the Construction Documents (CD's) to its completion. The County will provide the Municipality and its Design Criteria Firm, conceptual floor plans and

minimum criteria standards, consistent with the design, functionality and aesthetics of recently constructed Miami-Dade Fire Rescue District Stations.

(b) The Municipality shall issue a solicitation to select the design and/or engineering professional for the Project on or before December 1, 2022.

(c) The Municipality shall require its design professional to complete thirty percent (30%) design completion on or before June 30, 2023.

(d) The Municipality shall finalize its designs and shall obtain all regulatory approvals and permits needed for construction of the Project on or before June 30, 2024 so as to commence construction of the Project on or before June 30, 2024.

(e) The Municipality shall achieve substantial completion of construction of the Project, as evidenced by a temporary or permanent certificate of occupancy on or before October 26, 2026. The Definitive Agreements shall provide that final completion, including the completion of all of the punch-list items will take no later than six (6) months after substantial completion.

(f) The County shall have access to and be invited to attend all construction progress meetings with the contractor and may physically inspect the Project Site for progress of the work and adherence to the final approval construction plans.

(g) Once the final construction plans are approved by the County, no material changes shall be made to the Fire Rescue District Station without the prior written approval of the County.

(h) All procurement, contracting and management of the design and construction of the Fire Rescue District Station shall comply with Applicable Law and the County shall have the right to review and approve the contracts with the design professionals and contractor relating to the Fire Rescue District Station prior to their execution.

The County Mayor or Mayor's designee shall be authorized to grant, as determined in their sole discretion and for good cause shown by the Municipality, extensions to any of the time frames set forth above for a time period not to exceed one (1) year and any such extension shall be in writing and executed by the County Mayor or Mayor's designee.

Section 8. Funding Responsibilities for Development of Project. Section 7 of the MOU is amended to increase the County's funding commitment to >>no less than<< \$4,572,000.00>>, to require the Municipality and the County to negotiate for each of the parties' respective funding contributions to cover the increased costs of the Fire Rescue District Station,<< and to provide that the Definitive Agreements shall provide that the County's funding commitment shall be disbursed during the following fiscal years and upon completion of the following corresponding milestones:

- (a) In Fiscal Year 2022-23, upon execution of the Definitive Agreements and upon the Municipality's competitive selection of the architect and execution of a contract with the architect, an amount equal to >>no less than<< \$286,000.00;
- (b) In Fiscal Year 2023-24, upon the Municipality's competitive selection of the construction contractor, execution of a contract with the contractor, and commencement of construction of the Fire Rescue District Station (as evidence by both

the filing of a notice of commencement and visible start of vertical construction defined as upon completion of Test Piles, Piles, Grade Beams and Pile Caps), an amount equal to >>no less than<< \$1,000,000.00;

- (c) In Fiscal Year 2024-25, upon certification from the Project architect and verification from the County that the Fire Rescue District Station construction is 50% completed, an amount equal to >>no less than<< \$1,500,000.00; and
- (d) In Fiscal Year 2023-2024, upon substantial completion of the Fire Rescue District Station, an amount equal to >>no less than<< \$1,786,000.00; “substantial completion” shall be defined as receipt of Temporary Certificate of Completion (TCO) for the Fire Rescue District Station.

The balance of section 7 of the MOU remains unchanged.

Section 9. Lease Agreement for Fire Rescue District Station. Section 8 of the MOU is hereby amended to: (a) provide that any parking facility or structure constructed by the Municipality or a third-party at the direction of or with the permission of the Municipality, shall include at-grade surface parking for the Fire Rescue District Station with a number of parking spaces sufficient to meet the reasonable needs of the Fire Rescue District Station; and (b) clarify that while the County is responsible for paying its share of the parking spaces, those costs shall be limited to (and calculated as) the reasonable cost of construction of an on-grade surface parking lot.

Section 10. Breach, Opportunity to Cure and Termination. Section 12(c) of the MOU is amended to provide that it shall be a default if the Municipality fails to achieve substantial completion of the construction of the Project on or before October 26, 2026 or misses any of the other milestones set forth in the MOU, as amended.

IN WITNESS THEREOF, the parties through their duly authorized representatives hereby execute this AMENDMENT, understanding that nothing in this Amendment or in the MOU create any binding obligations on any party.

North Bay Village, Florida

By: _____
Village Mayor Date

For the Village Commission,
North Bay Village, Florida

_____, CLERK
Attest:

By: _____
Clerk Date

MIAMI-DADE COUNTY, FLORIDA

By: _____
County Mayor

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

Stephen P. Clark Center
111 NW 1 Street
Miami, Florida 33128

HARVEY RUVIN, CLERK
Attest:

By: _____
Deputy Clerk Date

Approved by County Attorney as
to form and legal sufficiency.

Miami-Dade County
Miami-Dade Fire Rescue
North Bay Village Station 27
Building Program
First Amendment

Department / Area Designation	No. of Personnel	No. of Spaces	Net Area	Total Net Area	Dept. Ctrc. Factor	Description
F1.01 Entrance Lobby	0	1	200	200	1.35	Seating for 2, area for EMS duties and blood pressure checks, secured access to station.
F1.02 Public Toilet	0	1	74	74	1.35	Unisex Toilet room accessible from Lobby
F1.03 Reception / Office	0	1	134	134	1.35	Secured office space for 3 desks, file cabinets, printer, radio charging area. Direct visibility of both the entrance lobby and the apparatus bay.
F1.04 Office Storage Closet	0	1	50	50	1.35	Secured storage closet for documents and equipment, accessed from Office.
F1.05 Day Room	0	1	800	800	1.35	Living room area, 8 lounge chairs, open to Dining room and readily accessible to apparatus bay. Alcove for TV/entertainment components.
F1.06 Dining Room	0	1	320	320	1.35	Extension of Kitchen and Day room areas, with a large table with seating for 10. Visibility into apparatus
F1.07 Kitchen	0	1	325	325	1.35	Commercial kitchen open to dining room with hood, 2-compartment deep sink with disposal, dishwasher, Adjacent to day room with 3 work stations for crew
F1.08 Study Room	0	1	168	168	1.35	6 x 8 Unisex Toilet room accessible from Day Room
F1.09 Toilet Room	0	2	112	112	1.35	Weight and aerobic equipment, rubber athletic flooring with durable walls, and one mirrored wall.
F1.10 Exercise Room	0	1	423	423	1.35	departments.
F1.11 OIC Dormitory	2	2	135	135	1.35	Put bedroom, min. window glazing at 8% for floor area for natural light and ventilation, 4 lockers/cabin
F1.12 Dormitory	9	9	905	905	1.35	Unisex Toilet room with 36inch walk-in shower.
F1.13 Dormitory Bathrooms	0	5	270	270	1.35	Exterior area, seating, BBQ with overhead exhaust.
F1.14 Storage closet	0	3	291	291	1.1	Area for one pole and landing per floor, 5x5, soft landing pad
F1.15 Covered patio	0	1	520	520	1.35	2 bays totaling 40'x 85' clear, with 14ft wide four-fold doors, floors sloped to trench drains, mechanically
F1.16 Pole Shaft Vestibule	0	1	165	165	1.35	Directly accessible from apparatus bay, Geargrid bunker gear lockers, mechanically ventilated with
F1.17 Corridor/Circulating Area	0	1	1,207	1207	1.35	Accessible and open to bunker gear room Apparatus Bay
F2.01 Apparatus Bay	0	1	3,577	3,577	1.1	Secured room directly adjacent and accessible from the apparatus bay
F2.02 Bunker Gear Room	0	1	318	318	1.1	Directly accessible from apparatus bay, work bench, storage, double compartment sink, janitor's sink, and
F2.03 Recycling Area	0	1	158	158	1.1	
F2.04 E.M.S. Storage Room	0	1	149	149	1.1	
F2.05 Work Room	0	1	290	290	1.1	
F3.01 Electric Room	0	1	148	148	1.35	
F3.02 Telecom / Data Room	0	1	75	75	1.35	
F3.04 Janitor's Room	0	1	50	50	1.35	
F3.05 Water Heater	0	1	38	38	1.35	
F3.06 Mechanical Room	0	2	61	61	1.35	
F3.07 Emergency Generator	0	1	300	300	1.35	
Total	11	45	11,263	11,263		