South Miami
THE CITY OF PLEASANT LIVING

TIME TO REBUILD CITY HALL
IT HAS BECOME INEFFICIENT AND OBSOLETE

A report by the City of South Miami's Green Task Force states:

"The current city hall is in extremely poor condition. The building is not ADA accessible, making the 2nd floor illegal for public use. There are problems with water leaks, requiring constant repair and creating a need for continual piece- meal refurbishment of the facilities. The city staff is unhappy with the antiquated office spaces they have and the moldy conditions are creating health issues that are affecting the staff's work. These are all significant issues that need to be addressed in the immediate future."

21 January, 2015

This report provides City residents with a detailed overview of the problems afflicting our aging municipal buildings and the different options we have identified for resolving them.

SUMMARY

The public's best interest is served by municipal facilities that ensure safe and healthy use by the public and that protect the health and productivity of our employees, meeting the environmental standards demanded by State Law, modern times, and our own ethics.

After almost 60 years of service, the current municipal office complex has exceeded its useful life. Note that City codes provide that buildings over 40 years old are classified as "surplus", and these buildings are now 59 years old. Our City Hall complex has entered the phase of functional obsolescence in which our buildings are obsolete but we keep them functioning as best we can at mounting expense to our taxpayers. The City spends upwards of $50,000 per year just to keep the buildings minimally functional. In addition to this level of physical maintenance our energy consumption of approximately $60,000 a year is twice the regional square foot average for municipal buildings.

Despite the best efforts of our staff to keep up with the constant problems, our City Hall complex has devolved into a pair of outdated "sick buildings". City Hall experiences chronic and recurring moisture and mold problems that are harmful to employees' health and that require an accelerating infusion of taxpayers' funds to operate and repair. The antiquated building plan wastes valuable land and staff resources and creates a discouraging work environment. Some recent staff departures can be attributed in part to cramped and sub-standard working conditions in the buildings.

The recruitment, retention, and well being of our employees, and the convenient experience for our residents seeking services both require that the City leaders begin work to create a more sustainable, functional, productive, and healthy, municipal building.

The City Commission recognizes the public need to upgrade or replace our City Hall, Police Department Building, and perhaps the adjacent Library building. On February 17, 2015, the City Commission directed the City Manager to immediately develop a plan to address the issues raised by the Green Task Force and to determine how the city might update or replace City Hall to become a civic building that reflects the environmental values of our citizens. The recommendations of the Green Task Force were incorporated into a Resolution directing the City Manager's efforts. The City Commission's resolution also directed the City Manager to investigate all available funding mechanisms to help the City realize these goals, including the public-private partnership process, commonly referred to as a "joint partnership".

A significant asset that could cover the costs of construction is the large, underused property where City Hall now stands. Because the original layout of the City Hall complex was so inefficient, the City now has an opportunity to use the value of the extra land to pay for construction of a new, more efficient City Hall complex. The City Manager evaluated three options, which are summarized in this report.

Our first option is remodeling the existing facilities. Remodeling, including the associated costs of transition (moving and temporary office space), is projected to cost conservatively $8-9 million. Because no land sale or lease would subsidize construction and transition costs, all funds would have to be borrowed.

WHO PAYS: The South Miami **taxpayers** would pay the total cost.

Our second option is to build a new, environmentally sustainable (LEED, or similar environmental standard) city hall. More efficient use of land, and possible inclusion of the library could yield excess space that could be sold to cover, or partially cover construction costs. A private sector building near Metrorail would also add significant value to the city's tax base. Land sale and the tax revenue increase could provide new, efficient municipal facilities at little cost or no cost to the taxpayers.

WHO PAYS: Developers could pay most or all of the cost in exchange for some of the land.

Our third option is to do nothing, which will cause continuing loss of good staff, worsening health problems of City Hall employees, rising maintenance and energy costs, and which will simply forestall the inevitable (options 1 or 2), costing the City more in the long run.

WHO PAYS: The South Miami **taxpayers** would pay the total cost.

Miami Herald, March 26, 2015

"Our city hall is 60 years old, and showing it. The building is chronically wet: the carpets and walls mold so quickly they need to be replaced every 4 years, and employees get sick from the moldy conditions. Work conditions are cramped and noisy, leading valued employees to seek other employment. The building is not ADA compliant and it's not energy efficient.

The bad layout wastes a lot of land, land probably valuable enough to pay for the rebuild if we created a better layout combining city hall with compatible uses such as a library, a county commission office, and commercial office space. The value of our site, its value can be converted to value in new construction of the city hall, police department and possibly a new library with no cost of construction for the residents of the city.

City hall could stay on the existing site or in move to our downtown. The existing site could house the first building designed to engage the Underline instead of turning its back on the path as the buildings currently do. Rezoned to match surrounding properties, the site might yield enough surplus cash to help us acquire the Ludlam Trail.

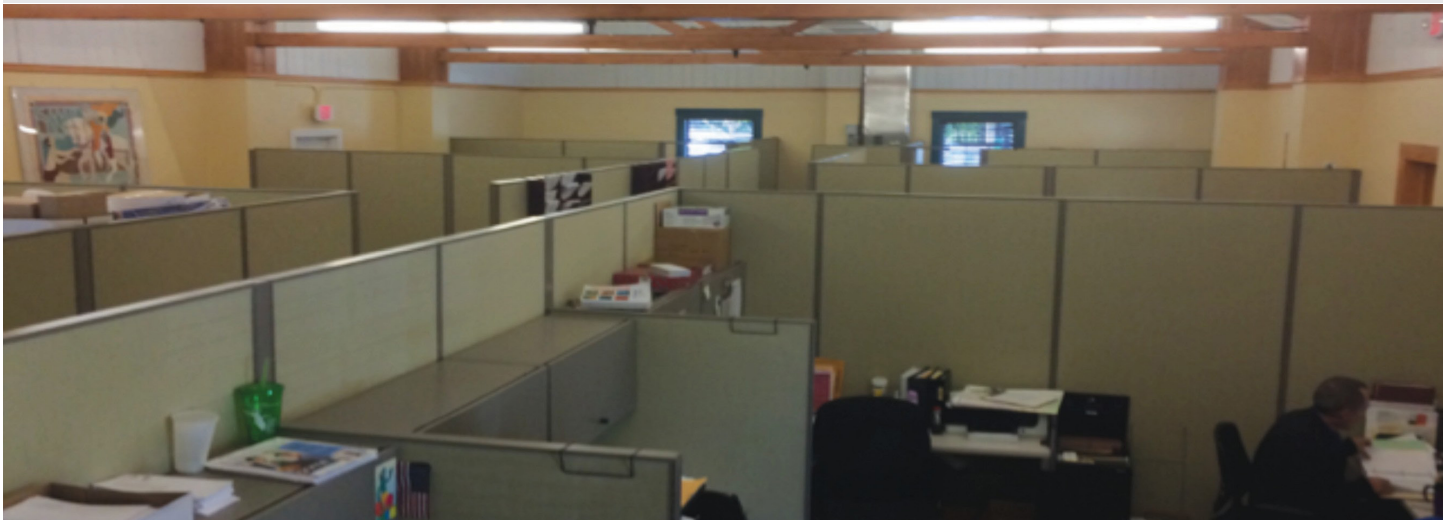
No surprise then that informed citizens, city officials, and members of the business community have concluded it's worth a careful analysis to compare the costs and benefits of renovating our existing city hall to correct its myriad problems, versus consolidating land to get a new city hall that better meets our needs and sets an example of sustainable building performance.

The city's Green Task Force recommended that the time was right for the Commission to give careful consideration to these possibilities. The City Commission, in turn, has asked our city manager to conduct a preliminary financial analysis of the different options so we can make a better-informed decision about how the City should move forward.

The Green Task Force recommended in part, that "A key part of these plans should be the investigation of the redevelopment of our city hall into a civic building that reflects the environmental values of our city." Many governments use joint partnerships to eliminate or reduce the cost of improving or creating necessary government or public facilities including the federal government. City, county, state and federal government authorities are increasing their use of innovative methods to procure and fund their facilities requirements, increase tax revenues and achieve other economic objectives. Those efforts include realizing the value of their real estate with ground leases and transfer of government owned land for commercial use in exchange funds or other compensation, or other properties. Even the federal government exchanges property it owns for construction services performed on other properties, including the new FBI headquarters.

The deteriorating condition of city hall suggests to me, at least, that doing nothing is not the responsible option."

Philip K. Stoddard, Mayor of South Miami.



GOALS ESTABLISHED BY THE CITY COMMISSION

The City Commission directed the City Manager to create a plan, regarding the redevelopment of City Hall, to include the following concepts:

A. It shall be the goal and policy of the City of South Miami that City Hall should be updated or replaced to set a standard for environmentally responsible design for our region and the State, of which our citizens can be proud;

B. Efficiently use energy, water, and other resources;

C. Protect occupant health and improve employee productivity;

D. Reduce waste, pollution, and environmental degradation;

E. Follow stringent environmental standards related to renovation and construction processes in an attempt to connect with local natural systems and ecologies;

F. Meet measurable standards that include Florida Green Building Coalition standards, the LEED Platinum standard developed by the US Green Building Council, and the Platinum standard developed by the Sustainable Site Initiative or similar sustainable building standard.

THE CURRENT SITUATION

There is wide recognition that the current buildings on the City Hall site have serious limitations:

City Hall:

South Miami City Hall was designed in the 1950s for a smaller city staff and less frequent public access. City Hall is modernist in style but has few distinguishing historical characteristics and is not associated with a notable designer or any significant events. The orientation of the buildings on the site wastes space. Instead of engaging Sunset Drive, the official entrance is on the side of the building away from main parking area. The interior layout of the City Hall building is inefficient, wasting both space and staff time.

The building is moist, chronically moldy, and increasingly costly to maintain and repair. It has poor energy performance and environmental characteristics.

City Hall lacks an elevator to the 2nd floor, rendering a large portion of the office space inaccessible to handicapped people, and thus noncompliant with the Americans with Disabilities Act (ADA). City Departments that interact with the public had to be moved into the adjacent Sylva Martin Building, which was originally constructed by the City for community use.

Police Station:

The Police Department wing was added in 1978. Like City Hall, it is cramped, inefficient, not ADA compliant, and shows poor energy performance and environmental characteristics. The exit onto Sunset Drive is hazardous for our officers and visibility from Sunset Drive is limited. At 9,707 square feet including the garage, the interior space is about half the size needed for efficient operation and proper management of the current caseload at contemporary accredited standards.

To respond to emergencies, our police officers must have a quick and easy path out of the Police Station. The current location on heavily traveled Sunset Drive makes a rapid and safe west-bound exit from the Police Station difficult and slow much of the time, and unacceptably risky, at all times. This safety hazard puts both the police and the citizens on the road in front of City Hall at risk, a condition that will only increase as residential development in the western portion of the County continues to place more traffic onto arterial roads like Sunset Drive. Relocating the Police Department would greatly help our police respond to emergencies faster and safer.

Sylva Martin Community Building:
This building was designated as historic and currently houses most of the City staff in cramped, very noisy, inefficient, depressing conditions. Offices are not properly sized, access is difficult, and the meeting room is not sound-isolated. The building is not ADA compliant, and has very poor environmental characteristics. The Sylva Martin building was built by the City in 1936 to be used as a community center, not as office space. The Sylva Martin Building would make an excellent art gallery and/or historic museum if that were the direction given by the City Commission with input from City residents. Despite its limestone construction, expert movers of stone buildings can relocate Silva Martin Building, e.g. to the historic site of the South Miami rail station along the Underline, if that option proved beneficial.

Space problems for staff

Since staff moved into the Sylva Martin Building, noise has been an issue for employees due in part to the cramped quarters and inappropriate building structure and layout. Meanwhile, members of the public seeking assistance interrupt the City Clerk many times each day because the Clerk's office is closest to the public parking area adjacent to Sunset Drive.

The result is that South Miami City Hall poses probably the worst employee working conditions of any local municipality. Reviewing employee workspace, we find that South Miami's municipal employees work in more cramped office conditions than five neighboring municipalities surveyed. Even Florida City, the lowest in Miami-Dade County, has a more spacious City Hall in better condition than South Miami.

Municipality	Workspace/Employee
South Miami	136 SQFT
Hialeah Gardens	171 SQFT
Pinecrest	260 SQFT
Miami Shores	307 SQFT
Palmetto Bay	714 SQFT

Average square feet of workspace per employee.
The average for all five cities is 318 sq ft / employee.

Interior of Sylva Martin Building showing crowded office conditions.

Various of these issues have resulted in some talented and valuable employees deciding to leave the City. Just since employees have moved into the newly renovated Sylva Martin building, the list of employees leaving includes a former Planning Director, a Chief Operating Officer, and a Parks and Special Events employee.

Chronic moisture and mold

All buildings in the City Hall complex suffer from recurrent mold growth creating health problems for staff. Recently the current City Manager conducted a minimal remediation of the City Hall complex to resolve serious environmental health hazards. This remediation was conducted subsequent to commissioning and completing two professional studies of the mold issues, in which an outside lab identified and quantified environmental health hazards in our existing buildings. Detail on the mold problems documented by the consultants and the significant attendant health risks are detailed in this report.

Some of our employees have had major illnesses such as cancer. As these employees return to work, a sick building with high mold spore counts can make their recovery much longer and much more difficult. Sick days of these employees have increased unnecessarily as our buildings contribute to delayed recoveries, relapses, and new health problems.

Despite replacing the roof and window seals, and resealing the floor, City Hall remains a chronically wet building. Moisture seeps through, wetting the foundation and the walls, and creating conditions for mold. To keep the building habitable, ground floor rooms must be repainted, plastered, and recarpeted on average, every four years, much more frequently than in the past. To prevent moisture from entering into the buildings, the City has repaired the roof, replaced the windows, and even redesigned the parking lots to insure that stormwater drains away from the foundation. Nevertheless, moisture problems persist.

The walls in this room were completely torn out and rebuilt, including new drywall and studs, only to have the paint blister from new moisture just 18 months later.

The air handlers quickly become lined with mold, and closet contents become moldy and unusable when doors are left closed.

To definitively stop the chronic wetness would require either sealing the buildings' foundation slabs and structural walls with a special coating on the outside, both above and below grade or alternatively, elevating the entire building by lifting the walls and creating a new foundation and floor slab. Both options are hugely expensive.

The consultants mentioned above, also documented a variety of flying and crawling varmints as additional examples of the leakiness of the building and the insufficient barrier between the groundwater below and the structure above the ground. Mosquitoes, millipedes, and carpenter ants flourish in the City Hall bathrooms, Commission Chamber, and ground floor offices – a wonderland for bugs, but City Hall was never intended to be an insect farm.

Rising monetary costs of maintenance and utilities

The annual cost of maintenance & repairs for the City Hall complex is over $50,000 per year and is expected to grow as the buildings continue to age. Replacement of inefficient "legacy" components becomes more frequent as the building ages and the costs go up. Costs are also high to retrofit an old building with more efficient systems. In fact, the most efficient building system components, such as the geothermal air conditioning typical of new buildings, cannot be economically retrofitted to a 60-year old building at all. A chart of actual expenses for the last few years can be found in this report.

At $60,000, the annual cost of electricity is twice as high per square foot as the average municipal office building in Florida, Texas, and the Gulf States. Last year's electricity bill for City Hall was over $63,000. This entire amount could be saved each year with a properly built "net zero" City Hall featuring modern air and lighting systems and photovoltaic arrays.

South Miami residents and their elected representatives who take pride in how the City treats its workers should be particularly motivated to improve the working conditions created by the aging and deterioration of City Hall. Those who value energy efficiency as a way to reduce costs and mitigate green house gas emission should be concerned about the exorbitant energy consumption of our 60-year old building.

MUNICIPAL SPACE NEEDS

City Hall ~26,000 sq. ft. Space needs for City Hall include: City Commission Chambers, adequate office space, public reception and service areas, and sufficient meeting rooms, efficient floor plan, and sufficient parking spaces for staff and visitors. County Commission District 7 staff currently use office space in City Hall and because the excellent central location and our proximity to Metro-rail, a Congressional Officer may be interested in locating office space in a new City Hall facility.

Police Station ~13,000 sq. ft. Space needs for the Police Station include: Offices for all administration and personnel, two holding cells, communications, secure entrance/ lobby, sally port, small but sufficient gym with lockers and showers, a minimum of 41 parking spaces including 35 spaces for staff parking, spare vehicles parking, employee parking, Police van and trailers and 6 spaces for visitors.

Library ~12,000 sq. ft. Space needs for the Library include: A high tech multi room facility that emphasizes connection to the internet, computer access and digital resources. The library needs to revamp its service delivery now that the Internet and electronic communication and resource files are becoming the standard. A new library would become a state of the art facility for our community. The library would require limited parking spaces for patrons.

TOTAL ESTIMATED SQUARE FOOTAGE REQUIRED: ~51,000 sq. ft.

INVESTIGATING THE OPTIONS

Pursuant to City Commission direction, the City Manager has already taken the following steps toward evaluating the possibilities related to the improvement or replacement of our main municipal facilities:

1) Established cost estimates for potential renovation of City Hall (including the Police Station) by contracting the expertise of an architectural firm for this purpose.
2) Evaluated the estimated land value of City Hall and Police Station property including other potential parcels by contracting the expertise of an appraisal firm for this purpose. In addition, developers have made offers that give us a market sense of what the land might be worth.
3) Created a preliminary space needs document for potential renovation of City Hall and the Police Station, including reprogramming the Sylva Martin Building to serve as a community center building for which it was intended.
4) Located potential sites for new public buildings, focusing on sites currently owned by the City.
5) Determined some preliminary community needs and desires that should be addressed as potential building components and uses, unmet needs, such as cultural programming and facilities, including the possible creation of a museum, library needs and functions, park space needs and desires.
6) Proposed a forum for public comment and participation on envisioned needs and desires of creating a more sustainable, functional, productive, logical, and convenient experience for our residents and employees for a renovated or for a new City Hall space.
7) Determined potential cost estimates and funding sources for acquisition, development and implementation of renovation or new construction and all other plan elements.

8) Created a detailed process for the evaluation of proposals to maximize the financial and sustainable environmental interests of our community's governmental headquarters.

9) Established a team of expert consultants to analyze and evaluate any proposals received by the City relating to land purchase and renovation or recreation of a municipal complex, including funding sources, avail- abilities, needs, and financial instruments. This team will be contractually obligated to ensure that all aspects of any activity, such as finance, renovation, or construction, will be legally and financially sound and beneficial to the City.

TWO OPTIONS TO RESOLVE THE PROBLEMS

1. **Renovation Option**

The first option to be considered is to remodel the current buildings that comprise the City Hall complex. The City commissioned a firm to evaluate the probable cost of renovation of the City Hall, Police Department and the Sylva Martin buildings to meet the current needs of the City. The consultant projected remodeling of these spaces and the associated costs of transition to cost **$8-9 million**, which would have to be borrowed or bonded. Renovation would not yield any increased revenue or add to the tax base.

The cost of renovations would require indebtedness of the City to generate the necessary millions of dollars that would be needed immediately. Should the City decide to simply renovate the current facilities, the entire cost burden would necessarily fall to our taxpayers.

2. **New Construction Option – why build a new City Hall**

- Reducing maintenance costs caused by advanced building age and condition.
- Eliminating persistent risk to employee and visitor health from mold, asbestos, mosquitoes, and other issues.
- Full compliance with the Americans with Disabilities Act (ADA).
- Efficient staffing and coordination between Departments and offices.
- Lower energy use in a new green building will reduce city expenses in the longterm and reduce the City's greenhouse gas production in accordance with the Mayor's Climate Pledge.
- Synergy and probable increased funding from incorporating County Offices and Federal offices.
- Probable ancillary facility of a new, state of art, County Library replacing the old out dated Library in South Miami.
- Sylva Martin Building will again be available as a museum, gallery, or other community center type purpose for which it was built.
- Public space (park or town square) on City Hall property or downtown.

Should the City decide to pursue this option, potentially all of the expense would fall to the developers.

FINANCING CONSTRUCTION:

Financing the cost of construction could be covered three different ways.

1. Simplest but least attractive would be raising property taxes to cover the cost of a loan or a bond. This is the least desirable method of generating the required funding.
2. Funds for construction could be partially covered by cost savings from outsourcing the City's solid waste operations.
3. A third option would be to sell some of the City's surplus land holdings. A more efficient layout of City Hall would make some of this land available for sale. Land housing the City Hall complex is estimated to be worth $15-20 million depending on the commercial use. The vacant City property adjacent to the Post Office would be worth more if it were upzoned. The City also owns a parking lot in the downtown area. The City could sell some of its underutilized properties to finance a new City Hall, Police Station, and Library. By using City-owned

land more efficiently, a new City Hall / Police Station / Library complex can create surplus land that can be sold or leased to the private sector and generate sufficient funds to cover most of the cost of new construction. Because of energy efficiency, reduced maintenance costs, and additions to the commercial property tax base, the project would immediately be revenue positive to the City, increasingly so over the long term.

Local land values have been rising in the area surrounding City Hall, in effect raising the value of the City's property. It is expected that this dramatic rise in value will cease at some point, as it has previously, and the City would be wise to look seriously at capitalizing on this current very high valuation to better itself and meet current and real needs that are demanding of public funds. A partial land sale or lease, can finance a new City Hall, Police Station and library without major expense, or possibly any expense, by the City. Details will depend on the ultimate market valuation of City land and the expense of new construction.

PUBLIC INVOLVEMENT AND PARTICIPATION

A critical step to creating the community's vision for a renovated or new City Hall complex is to hold a public conversation with the interested parties to create a common vision. Such process or public communication will be initiated upon receiving proposals.

To begin this process prior to receiving proposals would not be recommended, as the parameters of the proposal (size, shape, architecture, types of uses, open space), and the economics that underlie their viability, cannot be known. Therefore, the City should not risk over-constraining the project at the outset.

If the City receives a proposal or set of proposals that are sufficiently interesting to consider further, then prior to initiating any con- tract negotiations, the City will hold a public charrette (or similar public process) with a skilled moderator to allow the community to suggest components for the potential project, and express opinions and preferences on any proposal(s) received by the City.

It is envisioned that the public's involvement will be similar to a successful charrette or Town Hall public workshop process, held in a convenient location and at a convenient time for the affected community. The public will have an opportunity to voice their opinion on issues, such as, the size and appearance of the proposed projects, and the possible uses of the building, such as whether it includes a hotel, a museum, or includes a suite of offices or housing. If it has a housing component, residents will be able to state their opinion of whether it should include affordable, workforce, or market rate type units. Virtually every aspect of the proposed projects would be available to be commented on.

Recently, preliminary input from community members has included the desire for the following components, some of which might be incorporated into a project only if the City Commission opts for new construction:

- Full service grocery store
- Hotel
- Museum & Art gallery
- Modernized public library
- Commercial space (retail)
- Restaurants
- Work-force housing (serving teachers, nurses, police, and fire personnel, etc.
- Orientation toward and enhancement of the Underline

Ludlam Trail charrette, District 7

POTENTIAL SITES FOR NEW PUBLIC INVESTMENTS, INCLUDING SITES CURRENTLY OWNED BY THE CITY

City Hall Campus

This site is 148,800 sq. ft., approximately 3.4 acres. The current buildings on this site are: City Hall Building, Police Station, and the Sylva Martin Building, for a total of 28,210 sq. ft. Construction of this building was initiated in 1955 and was completed in 1956, some 60 years ago, and is no longer in the condition or configuration to serve the public or the City employees well. If our new project included a new library, the adjacent Library parcel (pink shaded area) on the east side would add 15,000 sq. ft. (0.4 acre).

Inspection Station

Situated immediately north of the Metrorail station and east of the Post Office, this figure eight shaped site is 31,050 sq. ft., 0.7 acres. A derelict 1,896 sq. ft. structure exists on this that has a concrete roof and driveway with a very small, office space. Historically, the site was a vehicle inspection station. It is not serving the public or the City employees at this time as it is only occasionally used as a temporary storage area. This site could be an excellent location for a new police station and possibly a library. It could also be joined with the privately owned lots to either side.

Surface Parking Lot

South of US 1, and west of the Shops at Sunset, this site is 18,500 sq. ft. approximately 0.4 acres. No building currently exists on this site, which serves as a public parking lot with 37 parking spaces.

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CONCLUSION

The Green Task Force issued a letter to the City Commission regarding City Hall, which established goals for the City regarding environmentally connected design of City Hall and other City facilities. The City Commission endorsed that letter and authorized the City Manager to take certain actions.

Evaluation of the building health and working conditions in the current city hall indicates the financial interest of the public will be best served through the renovation or construction of newer, better designed, and more energy efficient City facilities.

The City has the opportunity to exchange the value of some City property for a new City Hall building, including a new Police Station and, perhaps, a new public library at little or no cost to taxpayers. The City is interested in receiving and evaluating proposals along this line and will only agree to a proposal if the City's financial interests benefit and are protected for future generations. The City will provide the opportunity for public comment and participation in this process to ensure the best decision is made.

City Hall maintenance expenses

CITY HALL REPAIRS OCT 2013 - SEPT 2014	
DESCRIPTION	**COST**
Fasteners	$4.00
Chamber Furniture repair	$33.24
Chamber Repairs	$23.34
Toilet Seat Replaced	$28.49
Womens Bathroom Repairs	$142.45
Chamber Repairs	$5.12
Chamber Repairs	$5.69
Caulk for City Hall repairs	$30.45
HR Doors (2nd Floor)	$2,295.00
Re-Key HR Doors	$91.00
HR Entry Clutch & parts	$211.00
Computer Room AC Repair	$569.50
Computer Room AC Repair	$341.00
Chamber Repairs	$93.15
Chamber renovations - Dais	$21,156.00
Replaced electril roll door	$2,275.00
A/C filters for City Hall	$898.56
Light Bulbs - Commission Chambers	$39.75
Ballast - Commission Chambers	$74.75
Light Fixture - Commission Chambers	$9.50
Repairs - Computer Room	$200.08
Commission Chamber Repairs	$37.10
Commission Chamber Repairs	$13.50
Commission Chamber Repairs	$23.69
Light Bulbs - Commission Chambers	$150.00
Light Switch City Hall	$7.90
Computer Room Electrical Repair	$95.70
Computer Room AC Repair	$500.00
Carpet - Comm. Chamber Renovation	$10,127.50
Paint - City Hall	$47.88
Paint - City Hall	$23.94
Paint - City Hall	$103.39
Paint - Commission Chamber	$58.78
Paint - Commission Chamber	$48.10
Black base install -Chamber Renovation	$3,127.50
Tile Demolition - Chamber Renovation	$1,755.00
Wall Demolition - Chamber Renovation	$5,470.00
Underground Line 1- Chamber Renovation	$750.00
Underground Line 2 - Chamber Renovation	$650.00
Chairs Re-installed - Chamber Renovation	$950.00
TOTAL:	**$52,467.05**

CITY HALL REPAIRS OCT 2014 - JUNE 16, 2015	
DESCRIPTION	**COST**
Fastners for PD	$34.68
Door seal	$8.54
Door seal	$5.22
A/C Repair	$150.00
PD Roof paint (Lanco Paints)	$378.00
PD Roof paint supplies	$7.76
Repairs (Ace)	$20.27
Computer Room A/C repairs	$55.69
Paint for fish pond	$288.20
Faucet Connectors	$95.83
PD Roof	$109.10
Air Quality Test	$4,895.00
Check PD A/C units	$120.00
A/C Repair	$680.00
Plumbing Work PD	$500.00
PD/Computer Room A/C Repair	$546.00
Lighting City Hall	$650.00
Lighting City Hall 2	$650.00
Replaced 3 Ton A/C Unit Computer Rm	$3,000.00
Installed fan cycle switch Computer Rm	$325.00
Handrails City Hall	$3,200.00
PD Repairs	$86.57
Repairs	$233.14
Repairs	$70.62
Repairs	$168.00
PD Repairs	$156.16
PD Repairs	$146.87
Repairs PD Property Room	$116.70
Computer Room A/C repairs	$285.00
PD Paint	$34.69
PD Paint	$29.39
Black paint for statue mounts	$26.99
TOTAL:	**$17,073.42**

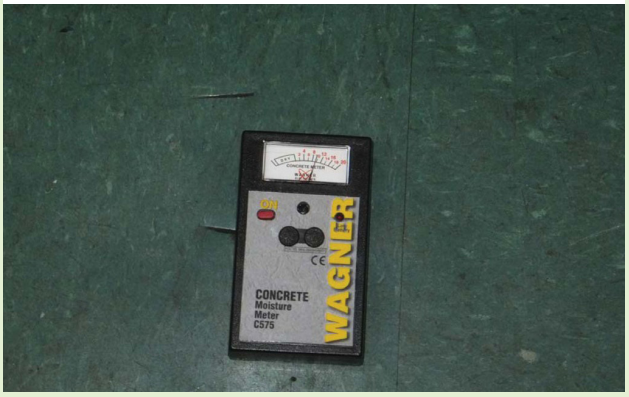
Moisture and Mold

HVAC Room	Concrete cracking in ceiling and walls.	**5**

On November 4, 2011, HEI Systems and Richard H. McMonagle, PhD, CIE, was retained to conduct an assessment related to water damage and potential subsequent fungal (mold and yeast) growth and sampling of the Municipal Building, located at 6130 Sun- set Drive, South Miami, Florida 33143. The purpose of the assessment was to identify and determine the location and extent of fungal growth within the interior of the Municipal Building due to prior water intrusions.

An additional concern was expressed for any potential risk to human health resulting from fungal exposure, should any be present. The Report of Findings (File Number: 11-11-0803-M) showed, in part, the following:

Middle Copy Room	√		√	Elevated moisture beneath tile floor covering.	**7**



"H2: The fungal load of the 150 Liter aerosol sample collected from Mr. Kulick's Office will both exceed a fungal load of 3,000 aggregate fungal spores per cubic meter of air, and be significantly greater than the fungal load of the outdoor control sample, and therefore be considered to be in a state of elevated fungal ecology."

A second assessment was ordered for a "Malodorous Condition at a City Hall Building" (File Number: 13-08-0101-M). On "Thursday, August 1, 2013, indoor environmental sampling was conducted at the City Hall. The collected samples were submitted to a fully accredited microbiology laboratory (AEML, Inc.) for identification and quantification.

Commission Chambers	Intrusion of moisture, and warm humid air from exterior beneath windows in Chambers. Pathway for insects and reptiles tracking water from outside.	**15**

Richard H. McMonagle, PhD, CIE, evaluated the sampling laboratory results received from AEML, Inc." The Report of Findings (File Number 13-08-0101-M) showed, in part, the following:

"An interpretation of the laboratory analysis of the direct sample by sterile swab collected from the Commission Chamber's wall bottom results in the rejection of the null hypothesis, and a finding that this area substrate may be considered to be in a state of elevated fungal ecology."

The report quantified mold in the Commission Chamber walls: Aspergillus/Penicillium-type mold spores at 71 million spores per square

meter, and Cladosporium mold spores at 108 million spores per square meter. These are massively high mold levels, which the CDC associates with derelict buildings and improper flood remediation. Both reports had many findings similar to the ones stated above and the reports are on record at City Hall for inspection by the public.

The lab reports indicated that these facilities had very serious health issues commonly referred to as "sick buildings", posing health risk to members of the public, and especially to city employees. The World Health Organization's WHO Guidelines for Indoor Air Quality: Dampness and Mold, describes the health hazards associated with the particular types of mold identified in City Hall

Finance Dept.	Air conditioning supply diffusers impacted with debris and fungal growth and should be cleaned.	**8**

"Many fungal species produce type I allergens, and the most prevalent fungal genera associated with mold allergy are Aspergillus, Cladosporium and Penicillium (Ledford, 1994)."

"Immunoglobulin (Ig)E sensitization to the commonest outdoor and indoor fungal species, like Alternaria, Penicillium, Aspergillus and Cladosporium spp., is strongly associated with allergic respiratory disease, especially asthma."

"Aspergillus appears to be the most aggressive of these fungi, giving rise to infections also in patients with less severe airway disease, such as cystic fibrosis, asthma and chronic obstructive pulmonary disease. People who are atopic sometimes contract a severe infection in which aspergillosis causes an allergic reaction with the infection, giving the person wheeze, pulmonary infiltrates and eventually fibrosis (Kauffman, 2003). This syndrome can also be found with an aspergilloma (i.e. a tumor in a lung cavity consisting of Aspergillus hyphae) (Tanaka, 2004). People with atopy sometimes develop sinus disease as a consequence of Aspergillus infection or presence (Dufour et al., 2006)."

Location	Description	Photo #
HVAC Room	Air-Handler interior fiberglass lining impacted with fungal growth and undifferentiated debris. The fiberglass insulation should be replaced.	**6**

Location	Description	Photo #
Executive Assistant Office	Worn, stained and malodorous carpeting throughout all of the 1st Floor Offices should be removed and concrete slab sealed prior to installation of any new floor covering.	**19**

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