



**VideoConference Call
Thursday, January 16, 2014
3:30 pm – 4:30 pm**

AGENDA

- I. Welcome and Roll Call**
- II. Approval of August 23, 2013 and September 18, 2013 Minutes**
- III. Recommendations from the Geographical Differences Workgroup**
- IV. Amended Fourth DCA Courthouse Renovation Issue for FY 2014-15
Legislative Budget Request**
 - A. Mold/Water Intrusion LBR**
 - B. Alternative New Construction LBR**

Approval of August 23, 2013 and September 18, 2013 Minutes

**District Court of Appeal Budget Commission
Video Conference
August 23, 2013**



Members Present

Judge Alan Lawson, Chair
Judge Joseph Lewis, Jr.
Judge Clayton Roberts
Judge Charles Davis, Jr.
Judge Stevan Northcutt
Marshal Veronica Antonoff
Marshal Charles Crawford
Judge Richard Suarez

Judge Frank Shepherd
Judge Dorian Damoorgian
Judge Vincent Torpy
Judge William Van Nortwick, Jr.
Marshal Stephen Nevels
Marshal Jo Haynes
Marshal Daniel DiGiacomo
Judge Cory Ciklin

Members Absent

Judge Linda Wells

Others Present

Lisa Goodner, Theresa Westerfield, Dorothy Wilson and other OSCA staff

Special Note: It is recommended that these minutes be used in conjunction with the meeting materials.

Agenda Item I.: Welcome and Approval of Meeting Minutes

Judge Alan Lawson welcomed members and called the District Court of Appeal Budget Commission (DCABC) meeting to order at 2:00 p.m.

Judge Lawson reviewed a correction to the draft minutes for June 20, 2013. Judge Lawson asked if there were any other revisions to the June 20, 2013 meeting minutes. A motion was made by Judge Torpy to adopt the minutes as amended. Judge Northcutt seconded and the motion was passed without objection.

Agenda Item II.: FY 2012-13 Wrap-up

A. Salary Budgets

Dorothy Wilson presented the Salary Budgets as of June 30, 2013.

B. Operating Budgets

Ms. Wilson reported on the status of the FY 2012-13 operating budgets as of June 30, 2013.

C. Trust Fund Cash Statements

Dorothy Wilson reviewed the trust fund cash balances as of June 30, 2013.

Agenda Item III.: FY 2013-14 Budget Update

A. Salary Budget and Payroll Projections

Dorothy Wilson reviewed the start up salary budgets stating the final estimated liability at full employment is \$346,309 over the appropriation. She noted the appropriation includes estimates for adjustments to health, retirement and the across the board rate increase. These figures will be revised once the actual adjustments have been released.

Ms. Wilson remarked the projected law clerk pay plan liability was calculated using input received from the Marshals who confirmed the accuracy of the projections with additional information regarding law experience that impacts when incentive/increases are eligible. Judge Lawson commented that the law clerk plan does not include the vote from the June 20, 2013 meeting approving to put forth a plan to equalize salary minimum and maximum for DCA and Supreme Court Law Clerks, adjust the minimum by five percent, and add a 4th level Career Attorney II at ten years.

B. Budget and Pay Policy Recommendations for Chief Justice's Budget and Pay Memorandum

Theresa Westerfield and Dorothy Wilson reviewed the Budget and Pay Memorandum. Judge Lawson remarked Vision 2000 Committee should be added to section 4.b. Supreme Court-Appointed Committees of the memorandum. Judge Roberts motioned to approve the Budget and Pay Memorandum as amended. Judge Damoorgian seconded and the motion passed without objection.

C. Salary Exception Requests

Theresa Westerfield presented the Second District Court of Appeal exception request to hire a judicial assistant at 10% above the minimum. Judge Davis stated the Second DCA had previously waived having a competitive salary differential (CAD) and noted with a CAD in place there would be no need for the salary exception request. Judge Roberts suggested instead of granting exceptions we should look into the policy. Lisa Goodner commented the Budget and Pay memo reflected to hire at minimum back when the budget shortfalls began. Judge Lawson recommended the DCABC revisit this issue, looking at the policy to potentially allow hiring at 10 percent above the minimum if employee vacating the position makes more than 10 percent above the minimum. Judge Damoorgian motioned to approve the salary exception request from the 2nd DCA. Judge Torpy seconded and the motion passed without objection.

Agenda Item IV.: FY 2013-14 General Revenue and State Courts Revenue Trust Fund Revenue Projections

Alex Krivosheyev reported on the Article V Revenue Estimating Conference stating that GR is anticipated to continue to grow and foreclosures are expected to decline resulting in a decline in SCRTF. Lisa Goodner remarked that the \$87.6 million in trust fund authority is all salaries.

Agenda Item V.: FY2014-15 Legislative Budget Request

A. Enhancing Existing Resources: Pay Issues

Theresa Westerfield presented the Salary Equity and Salary Flexibility issue stating the judicial branch does not have the flexibility as do some executive branch agencies. She further explained that at its August 3, 2013 meeting, the Trial Court Budget Commission (TCBC) voted to recommend the filing of an LBR issue for a six percent salary increase with a portion to address salary equity and a portion to address salary flexibility. In addition, she reported that the Supreme Court Budget Oversight Committee, at its August 19, 2013 meeting, agreed with the TCBC recommendation. The DCABC was provided with charts reflecting the costs of an overall need of 11.45% over current rate by budget entity and reflecting a breakdown of the cost of 6% of salary costs over current rate with a 3.5% in equity (across the board) and 2.5% in flexibility (to address critical salary issues).

Judge Lawson commented if the DCABC approves to put forth this issue that he does not feel the DCABC should pursue the other pay issues requested for consideration at this time. Judge Torpy motioned to table all other pay issues at this time. Judge Damoorgian seconded the motion. A roll call vote was taken and the motion passed without objection.

Judge Torpy motioned to file an LBR issue as proposed by the TCBC for salary equity and flexibility with a notation that they prefer to request the entire amount needed for the 11.45% (\$18,828,193), if funds are available. However, the DCABC would agree to \$9,866,302 (6%) in the first year as part of a two-year implementation. Judge Damoorgian seconded and the motion passed without objection.

B. and C. Operating and Fixed Capital Outlay Issues

Dorothy Wilson presented the operating and fixed capital outlay issues. Judge Lawson remarked that under the certification of new judgeships issue the branch would be asking for two new judges for the 2nd DCA which would include new attorneys as well. The 2nd DCA withdrew the operating issue for two new career attorney positions. Judge Torpy motioned to approve all issues. Judge Roberts seconded and the motioned passed without objection.

D. Certification of New Judgeships

Dorothy Wilson presented an informational update on the certification of new judgeships stating that due to the September 6, 2013 request deadline, staff recommends the Commission vote concerning the requests for new judgeships during the week of September 9, 2013 through email.

E. Discussion and Priority Determination of LBR Issues

Dorothy Wilson presented the priority determination of LBR issues for review. Judge Shepherd requested the 3rd DCA issue to acquire and install an emergency generator system be moved from 2-critical to 1-mandatory. Judge Shepherd motioned to accept classification listing with the one modification and to combine all operating issues into one issue totaling \$468,000. Judge Northcutt seconded and the motion passed without objection.

Agenda Item VI.: Adjournment

With no other business before the Commission, the meeting adjourned at 3:24 p.m.

DRAFT

**District Court of Appeal Budget Commission
Conference Call
September 18, 2013**



Members Present

Judge Alan Lawson, Chair
Judge Dorian Damoorgian
Judge Charles Davis, Jr.
Judge Stevan Northcutt
Marshal Veronica Antonoff
Marshal Charles Crawford
Judge Richard Suarez

Judge Frank Shepherd
Judge Vincent Torpy
Judge William Van Nortwick, Jr.
Marshal Stephen Nevels
Marshal Jo Haynes
Marshal Daniel DiGiacomo
Judge Cory Ciklin

Members Absent

Judge Linda Wells
Judge Joseph Lewis, Jr.
Judge Clayton Roberts

Others Present

Lisa Goodner, Theresa Westerfield, Eric Maclure, Elizabeth Garber and other OSCA staff

Special Note: It is recommended that these minutes be used in conjunction with the meeting materials.

Agenda Item I.: Welcome and Opening Remarks

Judge Alan Lawson welcomed members and called the District Court of Appeal Budget Commission (DCABC) meeting to order at 3:30 p.m.

Agenda Item II.: Reconsideration of FY 2014-15 Legislative Budget Request

A. Employee Salary Increases

Judge Lawson reported at the Joint Leadership Meeting on September 13, 2013 concern regarding the proposed employee salary increases was raised. It was proposed that the employee pay issue be split into two issues; an issue recommending a competitive salary increase and a second issue to address specific equity and retention issues with other branches.

Judge Lawson presented two options for consideration. Judge Torpy motioned to approve option two (Approve alternative recommendation as proposed by the Joint Leadership meeting). Judge Shepherd seconded and the motion passed without objection.

B. Comprehensive Statewide Facilities Study

Judge Lawson explained the need to reconsider the statewide facilities study stating the concern that if the statewide issue is promoted, it enables the possibility that individual district issues may not be funded.

Judge Lawson presented two options for consideration. Judge Shepherd motioned to approve option two (Do not file an LBR issue for Comprehensive Statewide Facilities Study). Judge Torpy seconded and the motion passed without objection.

Agenda Item III.: Certification of New Judgeships

Judge Lawson presented the FY2014-15 Certification of Need for Additional Judgeships requests. Judge Lawson stated the Second District Court of Appeal requests two new judgeships and the Fifth District Court of Appeal requests one new judgeship.

Judge Lawson presented two options. Judge Davis motioned to approve option one (Approve the requests for the new judgeships in the Second and Fifth District Courts of Appeal). Judge Torpy seconded and the motion passed without objection.

Adjournment

With no other business before the Commission, the meeting adjourned at 3:39 p.m.

Recommendations from the Geographical Differences Workgroup



MEMORANDUM

To: Members of the District Court of Appeal Budget Commission

From: Geographical Cost of Living Differences Workgroup

Date: December 17, 2013

Re: Geographical Cost of Living Differences Workgroup Report

At its June 20, 2013 meeting in Tampa, the DCABC voted to appoint a workgroup to study the cost of living differences at court locations around the state, determine any inequities, quantify them, and make recommendations on how to proceed. In July, 2013, DCABC Chair Alan Lawson appointed Judge Stevan Northcutt (Second DCA), Judge Frank Shepherd (Third DCA) and Judge Cory Ciklin (Fourth DCA) as voting members of the workgroup. The marshals of those three courts were appointed as non-voting members, and Theresa Westerfield was assigned as OSCA support. Judge Shepherd was asked to chair the workgroup. The report and recommendations of the workgroup follow:

I.

Geographical Cost of Living Differences

The Workgroup found that the best data from which to ascertain the geographical cost of living differences in Florida is Sperling's Best Places, www.bestplaces.net, a national research organization often featured on network television and websites presenting information about cities in the United States including cost of living comparisons, best places to live, best places for climate, best places to retire and the like. Using Sperling as a resource, the cost of living difference among DCA court locations is as follows:

Court Location	% Cheaper than Miami	
	Overall Cost of Living	Housing
Daytona Beach	21%	61%
Lakeland	20%	51%
Tampa	19%	49%
West Palm Beach	13%	40%
Tallahassee	10%	26%

It is telling, but not surprising on reflection, that there is a perfect correlation between the geographical cost of living differences among these locations and the cost of housing in each location. A copy of the Sperling data is attached as Exhibit “A.”

II.

Methodology Used by the United States Courts to Treat Geographical Salary Inequities.

The Workgroup also studied the methodology used by the United States Courts to address geographical salary inequities. The attached data from the U.S. Office of Personnel Management (O.P.M.) describes the approach. See Exhibit “B.” Some of the significant conclusions that can be drawn from these attachments are the following:

- a. The United States Courts model their pay structure on the executive branch, including pay differences based upon geographical location (“locality rates”), as they are published.
- b. The United States Courts adjust their “locality rates” annually or biennially as the executive branch makes adjustments.
- c. The “locality rates” are based on the location of the duty station, not employee home address.
- d. The adjustment is a percentage of the base salary, not a fixed amount.
- e. The adjustment is made for all employees in a court location, not by position.
- f. The criteria articulated by O.P.M. in making locality rate adjustments include the following:
 - Significantly higher non-Federal pay rates than those payable by the Federal Government within the area, location, or occupational group involved;
 - the remoteness of the area or location;

- the undesirability of the working conditions or nature of the work involved; or
 - any other circumstance OPM considers appropriate.
- g. Following the executive branch model, the United States Courts have established a locality rate adjustment for just one geographic area of the State of Florida: the Miami-Fort Lauderdale-Pompano Beach area.¹ The locality rate adjustment for this area is 20.79%.

III.

Competitive Area Differential Comparison District Courts of Appeal v. Equivalent Executive Branch Positions.

Finally, the Workgroup reviewed data comparing presently existing cost of area allowances in the state district courts and equivalent executive branch positions. See Exhibit “C.” The following observations can be derived from an examination of this exhibit:

- a. There is no correlation between the district courts pay structure and the executive branch pay structure concerning which positions receive a competitive area differential.
- b. There is no correlation between the district courts pay structure and the executive branch pay structure concerning the amount of the competitive area differential assigned to equivalent positions in those instances where each has a competitive area differential.
- c. The executive branch competitive area differentials favor the lower paid positions. The district court of appeal competitive area differentials do not. Half of the employees of the Third District Court of Appeal in executive branch equivalent low-paid positions – those in the IT support, security officer and deputy clerk positions – do not have a competitive area differential.
- d. The average competitive area differential for executive branch equivalent positions is 16% higher than the average for the correlative district court of appeal positions.

¹ The “Miami-Fort Lauderdale-Pompano Beach area” consists of Broward County, Miami-Dade County, Monroe County, and Palm Beach County. See U.S. Office of Personnel Management Locality Pay Area Definitions, <http://www.opm.gov/policy-data-oversight/pay-leave/salaries-wages/2012/locality-pay-area-definitions/>.

IV.
Recommendation

The Sperling data shows that the cost of living where the Third District Court of Appeal is located is 10% to 21% higher than every other district court of appeal location. Those employed by United States Courts in our location have long had a “locality rate” increase of 20.79%. The Third District Court of Appeal is the only district court of appeal where both the Sperling data and federal data support a geographic difference adjustment.

For these reasons, the Workgroup recommends that the District Court of Appeal Budget Commission give the following authority to the Chief Judge of the Third District Court of Appeal:

1. The Chief Judge of the Third District Court of Appeal is granted special authority to authorize, with the exception of the career attorney class, all appointments (initial, promotion, rehire, and upward reclassification) at 10% above the class minimum base salary. This special authority relates to the demonstrated higher cost of living the Third DCA experiences in relation to the rest of the state, and shall not affect any other special circumstance where an exception to hire above the minimum may be requested or authorized. Current employees’ salaries will be adjusted accordingly.
2. With the exception of career attorneys, all Third District Court of Appeal positions, whose Executive Branch equivalent have a CAD, will be granted the CAD stipulated by Executive Branch.

Because most of the positions in the Third District Court of Appeal either have a competitive area differential or are occupied by employees whose present salaries are already 10% above the minimum, the implementation of this recommendation would be a non-recurring cost of \$65,014.19 **inclusive of benefits**. On December 31, 2014 and January 31, 2014 two personnel actions will yield salary savings in the amount of **\$29,146.91 (salary & benefits)**, reducing the implementation cost to **\$35,867.29**. See Exhibit “D.”

Judge Frank A. Shepherd, Chair

cc: w/encl.
Marshal Jo Haynes
Marshal Veronica Antonoff
Theresa Westerfield, OSCA Chief of Personnel

Geographical Differences

Sperling's Best Places

www.bestplaces.net

9/3/2013

Court Location	% Cheaper than Miami	
	Overall Cost of Living	Housing
Daytona Beach	21%	61%
Lakeland	20%	51%
Tampa	19%	49%
West Palm Beach	13%	40%
Tallahassee	10%	26%



Welcome! | Please [sign in](#) | New to BestPlaces? Sign up [here](#) | [About membership](#)



[Real Estate](#) | [Mortgages](#) | [Compare Schools](#) | [Compare Cities](#) | [Compare Climates](#) | [Blog](#) | [Lists](#) | [Compare Crime Rates](#) | [Compare Cost Of Living](#) | [Find Your Best Place](#) | [Studies](#)

Search for any place in the USA: Enter a City, Town, Or Zip

Search

Home > Compare Cost of Living > Comparing Miami to Daytona Beach

GRAINGER



Find Products You Need For Safety ▶

Cost of Living Comparison: Miami, Florida - Daytona Beach, Florida

[Change cities](#)

Top Rated LA Realtor

Buying/selling/financing property? Sky Minor Real Estate - Los Angeles

[www.skyminor.com](#)

AdChoices

A salary of **\$50,000** in Miami, Florida could decrease to **\$39,483** in Daytona Beach, Florida

Miami
U.S. Avg.
Daytona Beach

Cost of Living Indexes	Miami	Daytona Beach
Overall	108	86
Food	105	106
Housing	120	46
Utilities	95	90
Transportation	108	102
Health	108	102
Miscellaneous	104	101

100=national average

Daytona Beach is **21%** cheaper than Miami.

Housing is the biggest factor in the cost of living difference.

Housing is **61%** cheaper in Daytona Beach.

Salaries in Miami-Fort Lauderdale, FL Area

Average salary for top jobs:

Programmer Analyst at DGN Technologies	\$61,298
Programmer Analyst - Hourly at DGN Technologies	\$43.26/hr
Technical Personnel Recruiter at DGN Technologies	\$47,958

[More details for Miami Jobs](#)

Salaries in Daytona Beach, FL Area

Average salary for top jobs:

Pharmacist - Hourly at CVS Caremark	\$50.02/hr
Pharmacy Technician - Hourly at CVS Caremark	Details hidden
Shift Supervisor B - Hourly at CVS Caremark	Details hidden

[More details for Daytona Beach Jobs](#)

GRAINGER



Find Products You Need For Safety ▶

Most Recent Searches on Cost of Living

Current City	Comparison City	
Martinsburg, West Virginia	King George, Virginia	Compare
Waltham, Massachusetts	Iowa City, Iowa	Compare
South Bend, Indiana	Yancouver, Washington	Compare
Seattle, Washington	Menlo Park, California	Compare
Tucson, Arizona	Las Cruces, New Mexico	Compare
Seattle, Washington	Menlo Park, California	Compare
Naples, Florida	Asheville, North Carolina	Compare
St. Charles, Missouri	Columbia, Missouri	Compare
Salt Lake City, Utah	Aliso Viejo, California	Compare
New York, New York	Boulder, Colorado	Compare
Phoenix, Arizona	Fremont, California	Compare
Palm Harbor, Florida	Dunedin, Florida	Compare
Quitman, Texas	Dunnellon, Florida	Compare
Alfamonte Springs, Florida	Bethlehem, Pennsylvania	Compare
North Little Rock, Arkansas	Dallas, Texas	Compare
Savannah, Georgia	Kansas City, Missouri	Compare
Sparta, Wisconsin	Jacksonville, North Carolina	Compare
Lafayette, Indiana	Lancaster, New York	Compare
Centreville, Virginia	Colorado Springs, Colorado	Compare
Panfield, New York	Irvine, California	Compare

2014 Kia Sorento Starting at \$24,100*



DISCLAIMER

FIND A DEALER
QUICK QUOTE
LEARN MORE

GRAINGER



Find Products You Need For Safety ▶



Welcome! | Please [sign in](#) | New to BestPlaces? Sign up [here](#) | [About membership](#)



[Real Estate](#) | [Mortgages](#) | [Compare Schools](#) | [Compare Cities](#) | [Compare Climates](#) | [Blog](#) | [Lists](#) | [Compare Crime Rates](#) | [Compare Cost Of Living](#) | [Find Your Best Place](#) | [Studies](#)

Search for any place in the USA: Enter a City, Town, Or Zip

Search

Home > Compare Cost of Living > Comparing Miami to Lakeland

Cost of Living Comparison: Miami, Florida - Lakeland, Florida

[Change cities](#)

#1 Retirement Community

Not the biggest, but the best! Family Owned - Kisco Senior Living
www.KiscoSeniorLiving.com



A salary of **\$50,000** in Miami, Florida could decrease to **\$40,129** in Lakeland, Florida

Miami
U.S. Avg.
Lakeland

Cost of Living Indexes	Miami	Lakeland
Overall	108	87
Food	105	103
Housing	120	58
Utilities	95	94
Transportation	108	101
Health	108	100
Miscellaneous	104	99

100=national average

Lakeland is **20%** cheaper than Miami.

Housing is the biggest factor in the cost of living difference.

Housing is **51%** cheaper in Lakeland.

Salaries in Miami-Fort Lauderdale, FL Area

Average salary for top jobs:

Programmer Analyst at DGN Technologies	\$61,298
Programmer Analyst - Hourly at DGN Technologies	\$43.26/hr
Technical Personnel Recruiter at DGN Technologies	\$47,958

[More details for Miami Jobs](#)

Salaries in Lakeland, FL Area

Average salary for top jobs:

Programmer Analyst at Droisys	\$61,796
Technical Personnel Recruiter at Droisys	\$44,219
Software Engineer at Droisys	\$75,237
Postdoctoral Associate at University of Florida	\$37,560

[More details for Lakeland Jobs](#)

CHANGE SOMEONE'S LIFE FOR GOOD.

ENTER ZIP CODE

SCHEDULE PICKUP

Most Recent Searches on Cost of Living

Current City	Comparison City	
Fulton, Missouri	Dallas, Texas	Compare
Indianapolis city, Indiana	Phoenix, Arizona	Compare
Morris Plains, New Jersey	Boca Raton, Florida	Compare
Jacksonville, North Carolina	Tampa, Florida	Compare
Fulton, Missouri	Dallas, Texas	Compare
Elmhurst, Illinois	Santa Clarita, California	Compare
Gulf Shores, Alabama	Long Beach, Mississippi	Compare
Melbourne, Florida	Honolulu, Hawaii	Compare
Traverse City, Michigan	Rome, New York	Compare
Clearwater, Florida	Fort Worth, Texas	Compare
Minneapolis, Minnesota	New York, New York	Compare
Bakersfield, California	Lancaster, California	Compare
Gig Harbor, Washington	West Pasco, Washington	Compare
Palm Springs, California	Portland, Oregon	Compare
Quakertown, Pennsylvania	Millsboro, Delaware	Compare
Troy township, Michigan	Port Deposit, Maryland	Compare
Anchorage, Alaska	Susanville, California	Compare
Copperas Cove, Texas	Phoenix, Arizona	Compare
New Orleans, Louisiana	Chicago, Illinois	Compare
Albuquerque, New Mexico	Ruidoso, New Mexico	Compare



Welcome! | Please [sign in](#) | New to BestPlaces? Sign up [here](#) | [About membership](#)



[Real Estate](#) | [Mortgages](#) | [Compare Schools](#) | [Compare Cities](#) | [Compare Climates](#) | [Blog](#) | [Lists](#) | [Compare Crime Rates](#) | [Compare Cost Of Living](#) | [Find Your Best Place](#) | [Studies](#)

Search for any place in the USA: Enter a City, Town, Or Zip

Search

Home > Compare Cost of Living > Comparing Miami to Tampa

with over **205** channels

AT&T

Cost of Living Comparison: Miami, Florida - Tampa, Florida

[Change cities](#)

River Ridge at Hyde Park

New Community of Luxury Townhomes Nestled on the Hudson River
www.riverridgeat HydePark.com



A salary of **\$50,000** in Miami, Florida could decrease to **\$40,452** in Tampa, Florida

Miami
U.S. Avg.
Tampa

Cost of Living Indexes	Miami	Tampa
Overall	108	88
Food	105	99
Housing	120	60
Utilities	95	99
Transportation	108	103
Health	108	92
Miscellaneous	104	97

100=national average

Tampa is **19%** cheaper than Miami.

Housing is the biggest factor in the cost of living difference.

Housing is **49%** cheaper in Tampa.

Salaries in Miami-Fort Lauderdale, FL Area

Average salary for top jobs:

Programmer Analyst at DGN Technologies	\$81,298
Programmer Analyst - Hourly at DGN Technologies	\$43.26/hr
Technical Personnel Recruiter at DGN Technologies	\$47,958

[More details for Miami Jobs](#)

Salaries in Tampa, FL Area

Average salary for top jobs:

Programmer Analyst at Jcg Technologies	\$54,400
Computer Programmer at Jcg Technologies	\$55,312
Business Analyst at Jcg Technologies	\$54,500
Programmer Analyst at System Soft Technologies	\$50,917

[More details for Tampa Jobs](#)

Most Recent Searches on Cost of Living

Current City	Comparison City	
Boca Raton, Florida	West Hartford, Connecticut	Compare
St. George, Utah	Durham, North Carolina	Compare
Rockville, Maryland	Portsmouth, New Hampshire	Compare
Eastpoint, Florida	Key West, Florida	Compare
San Francisco, California	Las Vegas, Nevada	Compare
Phoenix, Arizona	Quincy, Washington	Compare
Silver Spring, Maryland	Atlanta, Georgia	Compare
Alamosa, Colorado	Lander, Wyoming	Compare
Memphis, Tennessee	Elkhart, Indiana	Compare
Columbus, Ohio	Thomasboro, Illinois	Compare
Birmingham, Alabama	Shawnee, Kansas	Compare
Rifle, Colorado	Cody, Wyoming	Compare
Cape Coral, Florida	Aiken, South Carolina	Compare
Monroe, New York	Winchester, Tennessee	Compare
Bedford, Virginia	Bristol, Virginia	Compare
Cullman, Alabama	Fuquay Varina, North Carolina	Compare
Buffalo, New York	Charleston, South Carolina	Compare
Saratoga Springs, New York	Arlington, Virginia	Compare
Tualatin, Oregon	Vancouver, Washington	Compare
Los Angeles, California	Las Vegas, Nevada	Compare

YOU SAVED THE DAY. AGAIN.

GRAINGER

GETTING YOUR HOME IN ORDER

ENTER ZIP CODE

SCHEDULE PICKUP

GETTING YOUR HOME IN ORDER

ENTER ZIP CODE

SCHEDULE PICKUP



Welcome! | Please [sign in](#) | New to BestPlaces? [Sign up here](#) | [About membership](#).

[Real Estate](#) | [Mortgages](#) | [Compare Schools](#) | [Compare Cities](#) | [Compare Climates](#) | [Blog](#) | [Lists](#) | [Compare Crime Rates](#) | [Compare Cost Of Living](#) | [Find Your Best Place](#) | [Studies](#)



Search for any place in the USA: Enter a City, Town, Or Zip

Search

Home > Compare Cost of Living > Comparing Miami to West Palm Beach

UVO eServices
Infotainment System
with Voice-Command
Navigation*

DISCLAIMER

Cost of Living Comparison: Miami, Florida - West Palm Beach, Florida

[Change cities](#)

Local Movers

Local Movers & Moving Services - Door to Door & Long Distance

[YP yellowpages.com](#)

AdChoices

A salary of **\$50,000** in Miami, Florida could decrease to **\$43,681** in West Palm Beach, Florida

Miami
U.S. Avg.
West Palm Beach

Cost of Living Indexes	Miami	West Palm Beach
Overall	108	95
Food	105	107
Housing	120	71
Utilities	95	93
Transportation	108	107
Health	108	108
Miscellaneous	104	104

100=national average

West Palm Beach is **13%** cheaper than Miami.

Housing is the biggest factor in the cost of living difference.

Housing is **40%** cheaper in West Palm Beach.

Most Recent Searches on Cost of Living

Current City	Comparison City	
North Bergen Township, New Jersey	North Charleston, South Carolina	Compare
Haslet, Texas	Buffalo, New York	Compare
Brockton, Massachusetts	Chicago, Illinois	Compare
Lafayette, Indiana	Lancaster, New York	Compare
Golden, Colorado	Richmond, Virginia	Compare
Lafayette, Indiana	Lancaster, New York	Compare
Belmar, New Jersey	Dallas, Texas	Compare
Bloomington, Illinois	Schaumburg, Illinois	Compare
Wendell, North Carolina	Bristol, Connecticut	Compare
Eden, North Carolina	Sheboygan, Wisconsin	Compare
Burlington, North Carolina	San Mateo, California	Compare
Miami, Florida	Tampa, Florida	Compare
Alpharetta, Georgia	Boston, Massachusetts	Compare
Biloxi, Mississippi	Boone, North Carolina	Compare
King of Prussia, Pennsylvania	Morrison, Colorado	Compare
Lake in the Hills, Illinois	Houston, Texas	Compare
Dallas, Texas	Bellevue, Washington	Compare
Mobile, Alabama	Gulfport, Mississippi	Compare
Prescott, Arizona	San Francisco, California	Compare
Alpharetta, Georgia	Boston, Massachusetts	Compare

Salaries in Miami-Fort Lauderdale, FL Area

Average salary for top jobs:

Programmer Analyst at DGN Technologies	\$61,298
Programmer Analyst - Hourly at DGN Technologies	\$43.26/hr
Technical Personnel Recruiter at DGN Technologies	\$47,958

[More details for Miami Jobs](#)

Salaries in Miami-Fort Lauderdale, FL Area

Average salary for top jobs:

Programmer Analyst at DGN Technologies	\$61,298
Programmer Analyst - Hourly at DGN Technologies	\$43.26/hr
Technical Personnel Recruiter at DGN Technologies	\$47,958

[More details for Miami Jobs](#)

nationalwide Clearance Event

Stop dreaming of a new Toyota...

View disclosures

YOU SAVED THE DAY. AGAIN.

U-PACK MOVING

You Pack.
We Drive.
You Save.

GET INSTANT QUOTE TODAY!



Welcome! | Please [sign in](#) | New to BestPlaces? Sign up [here](#) | [About membership](#)



[Real Estate](#) | [Mortgages](#) | [Compare Schools](#) | [Compare Cities](#) | [Compare Climates](#) | [Blog](#) | [Lists](#) | [Compare Crime Rates](#) | [Compare Cost Of Living](#) | [Find Your Best Place](#) | [Studies](#)

Search for any place in the USA: Enter a City, Town, Or Zip

Search

Home > Compare Cost of Living > Comparing Miami to Tallahassee

Savor the Distinctive Crunch

Home of Ridiculously Good Chips™

Like us to GET RIDICULOUS

Cost of Living Comparison: Miami, Florida - Tallahassee, Florida

[Change cities](#)

Cemetery Software

Our Software is Designed to Meet the Needs of Cemetery Managers.

www.LegacyMark.com/

AdChoices

A salary of **\$50,000** in Miami, Florida could decrease to **\$44,834** in Tallahassee, Florida

Miami
U.S. Avg.
Tallahassee

Cost of Living Indexes	Miami	Tallahassee
Overall	108	97
Food	105	104
Housing	120	88
Utilities	95	93
Transportation	108	102
Health	108	102
Miscellaneous	104	102

100=national average

Tallahassee is **10%** cheaper than Miami.

Housing is the biggest factor in the cost of living difference.

Housing is **26%** cheaper in Tallahassee.

Salaries in Miami-Fort Lauderdale, FL Area

Average salary for top jobs:

Programmer Analyst at DGN Technologies	\$81,298
Programmer Analyst - Hourly at DGN Technologies	\$43.26/hr
Technical Personnel Recruiter at DGN Technologies	\$47,958

[More details for Miami Jobs](#)

Salaries in Tallahassee, FL Area

Average salary for top jobs:

Programmer Analyst at Vcarve	\$61,191
Business Analyst at Vcarve	\$56,571
Network Administrator at Vcarve	\$58,000
Assistant Professor at Florida State University	\$73,912

[More details for Tallahassee Jobs](#)

Savor the Distinctive Crunch

Home of Ridiculously Good Chips™

Like us to GET RIDICULOUS

You Pack. We Drive. You Save.

GET INSTANT QUOTE TODAY!

Most Recent Searches on Cost of Living

Current City	Comparison City	
Hampton, Virginia	Asheville, North Carolina	Compare
Bardstown, Kentucky	Charleston, West Virginia	Compare
Columbus, Indiana	Indianapolis city, Indiana	Compare
Columbia, South Carolina	San Diego, California	Compare
Alhambra, California	Eugene, Oregon	Compare
Columbia, South Carolina	San Diego, California	Compare
Columbus township, Indiana	Washington, District of Columbia	Compare
Little Rock, Arkansas	Edison Township, New Jersey	Compare
Brighton, Colorado	Pawcatuck, Connecticut	Compare
Philadelphia, Pennsylvania	Flagstaff, Arizona	Compare
Brighton, Colorado	Pawcatuck, Connecticut	Compare
Guntersville, Alabama	Boca Raton, Florida	Compare
Riverdale, Georgia	Manassas, Virginia	Compare
Aurora, New York	Syracuse, New York	Compare
Sanger, Texas	Cleveland, Ohio	Compare
Baton Rouge, Louisiana	Chicago, Illinois	Compare
Riverdale, Georgia	Manassas, Virginia	Compare
Bettendorf, Iowa	Johnston, Iowa	Compare
Chesapeake, Virginia	Hendersonville, Tennessee	Compare
Baxter Springs, Kansas	Joplin, Missouri	Compare

FEATURING KOHLER® FIXTURES & FAUCETS

START YOUR SEARCH NOW!

Toll Brothers America's Luxury Home Builder

THE BOLD LOOK OF KOHLER

FedJobs

↔

Career Central

Helping Federal Job Hunters since 1974

Home
Current Jobs
Career Chat
FedJobs Products
Resume Writing
Members Library
Contact Us

- LOG IN
- New User?
[Register Now!](#)
- Shopping Cart
- Books
- eBooks
- Memberships
- Software

- Where Am I?
- Special Deals
- Job Fairs
- Agency Spotlight
- Pay Scales
- Forms

- My Saved Search
- Beginner Search
- Advanced Search

2013 Base General Schedule Pay Scale

RATES FROZEN AT 2010 LEVELS

[Click here for more information on future changes to the 2013 pay scale](#)

EFFECTIVE JANUARY 2, 2011

Note: The following is a **BASE** pay scale. All U.S. locations (including [Hawaii and Alaska](#)) receive additional pay adjustments **above** the base pay ranging from **14.16%** to **35.15%**. To see the adjustment and pay scale for your location, scroll down the page and click on the location of your choice!

Grade	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8	Step 9	Step 10	WITHIN GRADE AMOUNTS
1	17803	18398	18990	19579	20171	20519	21104	21694	21717	22269	VARIES
2	20017	20493	21155	21717	21961	22607	23253	23899	24545	25191	VARIES
3	21840	22568	23296	24024	24752	25480	26208	26936	27664	28392	728
4	24518	25335	26152	26969	27786	28603	29420	30237	31054	31871	817
5	27431	28345	29259	30173	31087	32001	32915	33829	34743	35657	914
6	30577	31596	32615	33634	34653	35672	36691	37710	38729	39748	1019
7	33979	35112	36245	37378	38511	39644	40777	41910	43043	44176	1133
8	37631	38885	40139	41393	42647	43901	45155	46409	47663	48917	1254
9	41563	42948	44333	45718	47103	48488	49873	51258	52643	54028	1385
10	45771	47297	48823	50349	51875	53401	54927	56453	57979	59505	1526
11	50287	51963	53639	55315	56991	58667	60343	62019	63695	65371	1676
12	60274	62283	64292	66301	68310	70319	72328	74337	76346	78355	2009
13	71674	74063	76452	78841	81230	83619	86008	88397	90786	93175	2389
14	84697	87520	90343	93166	95989	98812	101635	104458	107281	110104	2823
15	99628	102949	106270	109591	112912	116233	119554	122875	126196	129517	3321

Pay rates for Senior Executive Service (SES), Senior Level (SL) and Scientific & Professional (ST) positions range from \$119,554 to \$179,700.

NOTE: SL & ST employees receive the appropriate percentage pay adjustment for their area.

VS
FEGLI:

More Benefits
at a
Lower Cost!

Click here
to get your

Free Information
Package

Percentage Pay Adjustments by Geographic Locality

Salaries are calculated for each location based on the percentage amounts in the chart below. The base pay in the Base GS Pay Scale above is multiplied by the percentage adjustment and the result is then added to the base pay.

For example, if you are a GS-10, Step 1 in Atlanta your base pay is \$45,771 and the percentage adjustment for Atlanta is 19.29% so you'll multiply:

$$\$45,771 \times 0.1929 = \$8,829.22$$

You'll add the result back to the base pay:

$$\$45,771 + \$8,829 = \$54,600$$

Therefore, the salary for a GS-10, Step 1 in Atlanta is \$54,600

But we've done all this figuring for you!
Just click on your location below to see the corresponding pay scale!

Alaska	04.72%	Dayton	16.44%	Miami	20.79%	Richmond	16.47%
Atlanta	19.29%	Denver	22.52%	Minneapolis	20.96%	Sacramento	22.20%
Boston	24.80%	Detroit	24.09%	New York	28.72%	San Diego	24.19%
Buffalo	16.98%	Hawaii	04.72%	Philadelphia	21.79%	San Francisco	35.15%
Chicago	25.10%	Hartford	25.82%	Phoenix	16.79%	Seattle	21.81%
Cincinnati	18.55%	Houston	28.71%	Pittsburgh	16.37%	Washington DC	24.22%
Cleveland	18.68%	Huntsville	16.02%	Portland	20.35%	Rest of U.S.	14.16%
Columbus	17.16%	Indianapolis	14.68%				
Dallas	20.67%	Los Angeles	27.16%	Raleigh	17.64%		

2013 Special Salary Rate Tables

Wage Grade Salary Tables

[Home](#)
 [Current Jobs](#)
 [Career Chat](#)
 [FedJobs Products](#)
 [Resume Writing](#)
 [Members Library](#)
 [Contact Us](#)

[Back to Top](#)



Copyright © 1995 - 2013, Federal Research Service, 703-914-JOBS, [Privacy Policy](#)



Home | Your Court Services | Court Locator | Careers | RSS Feeds | Email Updates

Text-Size - A + SEARCH Go

FEDERAL COURTS RULES & POLICIES JUDGES & JUDGESHIPS STATISTICS FORMS & FEES COURT RECORDS EDUCATIONAL RESOURCES NEWS

Careers

- Search Job Vacancies
- BeneFit For Life
- Compensation**
 - Judiciary Salary Plan Pay Rates
 - Court Personnel System Pay Rates (non-law enforcement officer)
 - Court Personnel System Pay Rates (law enforcement officer)
 - Court Personnel System Pay Rates (special)
- Career Profiles
- Careers at the Administrative Office

Home > Careers > Compensation

COMPENSATION

email updates RSS print share FAQs

2012 Pay Tables

Judiciary pay is made up of base pay plus a locality pay component, and a cost-of-living allowance component (for states and US territories outside the contiguous US). There are multiple pay systems, but the majority of the Judiciary employees are covered by a pay banded system called the Court Personnel System. Pay is set at the local court level and is based on qualifications for the job such as length or quality of experience, specific job skills, and/or education level.

Court Personnel System

The Court Personnel System (CPS) covers most court employees who work in appellate court units, bankruptcy and district court clerks' offices, and probation and pretrial services offices. The CPS classification system provides 12 pay bands. Each band includes a developmental range allowing employees to advance at a faster pace while they learn the job, and a full performance range. The bands provide considerable flexibility to courts in setting pay for their employees.

[CPS Pay Rates \(non-law enforcement officer\)](#)

[CPS Pay Rates \(law enforcement officer\)](#)

Judiciary Salary Plan

The Judiciary Salary Plan (JSP) covers all executives and their second-in-commands; the judges' personal staff, court interpreters; and court law clerks. These pay rates are also used for graded employees in Federal Public Defender Organizations.

[JSP Pay Rates](#)

Court Reporters

Court reporters in the federal judiciary have a unique compensation structure that includes both salary and transcript income. The pay rates listed reflect the salary component of court reporter income.

[Court Reporter Pay Rates](#) (For Court Reporters Hired Before Oct. 11, 2009)

[Court Reporter Pay Rates](#) (For Court Reporters Hired On or After Oct. 11, 2009)

Special Rate Schedules

Special rate schedules apply to positions such as legal technicians/clerks and typists in certain geographic areas experiencing recruitment and retention problems due to higher pay rates for similar positions in the private sector.

[CPS Special Pay Rates](#)

Contact Us | Careers | Privacy & Security Policy | Judicial Conduct & Disability | Glossary of Legal Terms
Widgets | Translate | BrowseAloud | Operating Status

This site is maintained by the Administrative Office of the U.S. Courts on behalf of the Federal Judiciary.

The purpose of this site is to provide information from and about the Judicial Branch of the U.S. Government.





Careers

Search Job Vacancies

Benefit For Life

Compensation

- ▶ Judiciary Salary Plan Pay Rates
- ▶ Court Personnel System Pay Rates (non-law enforcement officer)
- ▶ Court Personnel System Pay Rates (law enforcement officer)
- ▶ Court Personnel System Pay Rates (special)

Career Profiles

Careers at the Administrative Office

Home > Careers > Compensation > Court Personnel System Pay Rates (non-law enforcement officer)

email updates RSS

print share FAQs

COURT PERSONNEL SYSTEM PAY RATES (NON-LAW ENFORCEMENT OFFICER)

Table Number	Table Name
Table 00	Base Pay Rates (pdf)
Table 19	Alabama (pdf)
Table 51	Atlanta-Sandy Springs-Gainesville, GA-AL (pdf)
Table 52	Boston-Worcester-Manchester, MA-NH-RI-ME (pdf)
Table N1	Buffalo-Niagara-Cattaraugus, NY (pdf)
Table 53	Chicago-Naperville-Michigan City, IL-IN-WI (pdf)
Table 54	Cincinnati-Middletown-Wilmington, OH-KY-IN (pdf)
Table 55	Cleveland-Akron-Elyria, OH (pdf)
Table L1	Columbus-Marion-Chillicothe, OH (pdf)
Table 56	Dallas-Fort Worth, TX (pdf)
Table 57	Dayton-Springfield-Greenville, OH (pdf)
Table 58	Denver-Aurora-Boulder, CO (pdf)
Table 59	Detroit-Warren-Flint, MI (pdf)
Table L9	Hartford-West Hartford-Willimantic, CT-MA (pdf)
Table N6	Hawaii (pdf)
Table 60	Houston-Baytown-Huntsville, TX (pdf)
Table 61	Huntsville-Decatur, AL (pdf)
Table 62	Indianapolis-Anderson-Columbus, IN (pdf)
Table 64	Los Angeles-Los Beach-Burnside, CA (pdf)
Table L2	Miami-Fort Lauderdale-Pompano Beach, FL (pdf)
Table L6	Milwaukee-Racine-Waukesha, WI (pdf)
Table L7	Minneapolis-St. Paul-St. Cloud, MN-WI (pdf)
Table 66	New York-Newark-Bridgeport, NY-NJ-CT-PA (pdf)
Table 69	Philadelphia-Camden-Vineland, PA-NJ-DE-MD (pdf)
Table N2	Phoenix-Mesa-Scottsdale, AZ (pdf)
Table L8	Pittsburgh-New Castle, PA (pdf)
Table L4	Portland-Vancouver-Beaverton, OR-WA (pdf)
Table N3	Raleigh-Durham-Cary, NC (pdf)
Table 01	Rest of the United States (pdf)
Table L5	Richmond, VA (pdf)
Table 70	Sacramento-Arden-Arcade-Yuba City, CA-NV (pdf)
Table 74	San Diego-Carlsbad-San Marcos, CA (pdf)
Table 75	San Jose-San Francisco-Oakland, CA (pdf)
Table 76	Seattle-Tacoma-Olympia, WA (pdf)
Table 77	Washington-Baltimore-Northern Virginia, DC-MD-VA-WV-PA (pdf)

Updated: 1/11/2012



Table 00: 2012 Base Pay Rates of the Court Personnel System

STEP	CLASSIFICATION LEVEL												Number of Default Steps ¹		
	CL 21	CL 22	CL 23	CL 24	CL 25	CL 26	CL 27	CL 28	CL 29	CL 30	CL 31	CL 32			
DEVELOPMENTAL RANGE	1	17472	21935	27163	30095	33235	36603	40231	48202	57322	67753	79684	93468	2	
	2	17654	22164	27447	30409	33582	36985	40650	48705	57920	68459	80515	94442	2	
	3	17836	22393	27731	30723	33929	37367	41069	49208	58518	69165	81346	95416	2	
	4	18018	22622	28015	31037	34276	37749	41488	49711	59116	69871	82177	96390	2	
	5	18200	22851	28299	31351	34623	38131	41907	50214	59714	70577	83008	97364	2	
	6	18382	23080	28583	31665	34970	38513	42326	50717	60312	71283	83839	98338	2	
	7	18564	23309	28867	31979	35317	38895	42745	51220	60910	71989	84670	99312	2	
	8	18746	23538	29151	32293	35664	39277	43164	51723	61508	72695	85501	100286	2	
	9	18928	23767	29435	32607	36011	39659	43583	52226	62106	73401	86332	101260	2	
	10	19110	23996	29719	32921	36358	40041	44002	52729	62704	74107	87163	102234	2	
	11	19292	24225	30003	33235	36705	40423	44421	53232	63302	74813	87994	103208	2	
	12	19474	24454	30287	33549	37052	40805	44840	53735	63900	75519	88825	104182	2	
	13	19656	24683	30571	33863	37399	41187	45259	54238	64498	76225	89656	105156	2	
	14	19838	24912	30855	34177	37746	41569	45678	54741	65096	76931	90487	106130	2	
	15	20020	25141	31139	34491	38093	41951	46097	55244	65694	77637	91318	107104	2	
	16	20202	25370	31423	34805	38440	42333	46516	55747	66292	78343	92149	108078	2	
	17	20384	25599	31707	35119	38787	42715	46935	56250	66890	79049	92980	109052	2	
	18	20566	25828	31991	35433	39134	43097	47354	56753	67488	79755	93811	110026	2	
	19	20748	26057	32275	35747	39481	43479	47773	57256	68086	80461	94642	111000	2	
	20	20930	26286	32559	36061	39828	43861	48192	57759	68684	81167	95473	111974	2	
	21	21112	26515	32843	36375	40175	44243	48611	58262	69282	81873	96304	112948	2	
	22	21294	26744	33127	36689	40522	44625	49030	58765	69880	82579	97135	113922	2	
	23	21476	26973	33411	37003	40869	45007	49449	59268	70478	83285	97966	114896	2	
	24	21658	27202	33695	37317	41216	45389	49868	59771	71076	83991	98797	115870	1	
FULL PERFORMANCE RANGE	25	21840	27431	33979	37631	41563	45771	50287	60274	71674	84697	99628	116844	1	
	26	22022	27660	34263	37945	41910	46153	50706	60777	72272	85403	100459	117818	1	
	27	22204	27889	34547	38259	42257	46535	51125	61280	72870	86109	101290	118792	1	
	28	22386	28118	34831	38573	42604	46917	51544	61783	73468	86815	102121	119766	1	
	29	22568	28347	35115	38887	42951	47299	51963	62286	74066	87521	102952	120740	1	
	30	22750	28576	35399	39201	43298	47681	52382	62789	74664	88227	103783	121714	1	
	31	22932	28805	35683	39515	43645	48063	52801	63292	75262	88933	104614	122688	1	
	32	23114	29034	35967	39829	43992	48445	53220	63795	75860	89639	105445	123662	1	
	33	23296	29263	36251	40143	44339	48827	53639	64298	76458	90345	106276	124636	1	
	34	23478	29492	36535	40457	44686	49209	54058	64801	77056	91051	107107	125610	1	
	35	23660	29721	36819	40771	45033	49591	54477	65304	77654	91757	107938	126584	1	
	36	23842	29950	37103	41085	45380	49973	54896	65807	78252	92463	108769	127558	1	
	37	24024	30179	37387	41399	45727	50355	55315	66310	78850	93169	109600	128532	1	
	38	24206	30408	37671	41713	46074	50737	55734	66813	79448	93875	110431	129506	1	
	39	24388	30637	37955	42027	46421	51119	56153	67316	80046	94581	111262	130480	1	
	40	24570	30866	38239	42341	46768	51501	56572	67819	80644	95287	112093	131454	1	
	41	24752	31095	38523	42655	47115	51883	56991	68322	81242	95993	112924	132428	1	
	42	24934	31324	38807	42969	47462	52265	57410	68825	81840	96699	113755	133402	1	
	43	25116	31553	39091	43283	47809	52647	57829	69328	82438	97405	114586	134376	1	
	44	25298	31782	39375	43597	48156	53029	58248	69831	83036	98111	115417	135350	1	
	45	25480	32011	39659	43911	48503	53411	58667	70334	83634	98817	116248	136324	1	
	46	25662	32240	39943	44225	48850	53793	59086	70837	84232	99523	117079	137298	1	
	47	25844	32469	40227	44539	49197	54175	59505	71340	84830	100229	117910	138272	1	
	48	26026	32698	40511	44853	49544	54557	59924	71843	85428	100935	118741	139246	1	
	49	26208	32927	40795	45167	49891	54939	60343	72346	86026	101641	119572	140220	1	
	50	26390	33156	41079	45481	50238	55321	60762	72849	86624	102347	120403	141194	1	
	51	26572	33385	41363	45795	50585	55703	61181	73352	87222	103053	121234	142168	1	
	52	26754	33614	41647	46109	50932	56085	61600	73855	87820	103759	122065	143142	1	
	53	26936	33843	41931	46423	51279	56467	62019	74358	88418	104465	122896	144116	1	
	54	27118	34072	42215	46737	51626	56849	62438	74861	89016	105171	123727	145090	1	
	55	27300	34301	42499	47051	51973	57231	62857	75364	89614	105877	124558	145700 *	1	
	56	27482	34530	42783	47365	52320	57613	63276	75867	90212	106583	125389	145700 *	1	
	57	27664	34759	43067	47679	52667	57995	63695	76370	90810	107289	126220	145700 *	1	
	58	27846	34988	43351	47993	53014	58377	64114	76873	91408	107995	127051	145700 *	1	
	59	28028	35217	43635	48307	53361	58759	64533	77376	92006	108701	127882	145700 *	1	
	60	28210	35446	43919	48621	53708	59141	64952	77879	92604	109407	128713	145700 *	1	
	61	28392	35675	44203	48935	54055	59523	65371	78382	93202	110113	129544	145700 *	0	
	Step Value	182	229	284	314	347	382	419	503	598	706	831	974		

Step 25 for each Classification Level in this table is linked to the General Schedule as follows:

- CL-21, step 25 = GS-3, step 1
- CL-22, step 25 = GS-5, step 1
- CL-23, step 25 = GS-7, step 1
- CL-24, step 25 = GS-8, step 1
- CL-25, step 25 = GS-9, step 1
- CL-26, step 25 = GS-10, step 1
- CL-27, step 25 = GS-11, step 1
- CL-28, step 25 = GS-12, step 1
- CL-29, step 25 = GS-13, step 1
- CL-30, step 25 = GS-14, step 1
- CL-31, step 25 = GS-15, step 1

*The rate of pay payable at these steps is limited to the rate for level V of the Executive Schedule, which is \$145,700.

¹The default step increase for employees in the developmental range is two steps every six months.
The default step increase for employees in the full performance range is one step every year.

Table L2: MIAMI-FORT LAUDERDALE-POMPANO BEACH, FL

2012 Pay Rates of the Court Personnel System with 20.79% Locality Pay Differential

STEP	CLASSIFICATION LEVEL												Number of Default Steps ¹	
	CL 21	CL 22	CL 23	CL 24	CL 25	CL 26	CL 27	CL 28	CL 29	CL 30	CL 31	CL 32		
DEVELOPMENTAL RANGE	1	21104	26495	32810	36352	40145	44213	48595	58223	69239	81839	96250	112900	2
	2	21324	26772	33153	36731	40564	44674	49101	58831	69962	82692	97254	114076	2
	3	21544	27049	33496	37110	40983	45136	49607	59438	70684	83544	98258	115253	2
	4	21764	27325	33839	37490	41402	45597	50113	60046	71406	84397	99262	116429	2
	5	21984	27602	34182	37869	41821	46058	50619	60653	72129	85250	100265	117606	2
	6	22204	27878	34525	38248	42240	46520	51126	61261	72851	86103	101269	118782	2
	7	22423	28155	34868	38627	42659	46981	51632	61869	73573	86956	102273	119959	2
	8	22643	28432	35211	39007	43079	47443	52138	62476	74296	87808	103277	121135	2
	9	22863	28708	35555	39386	43498	47904	52644	63084	75018	88661	104280	122312	2
	10	23083	28985	35898	39765	43917	48366	53150	63691	75740	89514	105284	123488	2
	11	23303	29261	36241	40145	44336	48827	53656	64299	76462	90367	106288	124665	2
	12	23523	29538	36584	40524	44755	49288	54162	64907	77185	91219	107292	125841	2
	13	23742	29815	36927	40903	45174	49750	54668	65514	77907	92072	108295	127018	2
	14	23962	30091	37270	41282	45593	50211	55174	66122	78629	92925	109299	128194	2
	15	24182	30368	37613	41662	46013	50673	55681	66729	79352	93778	110303	129371	2
	16	24402	30644	37956	42041	46432	51134	56187	67337	80074	94631	111307	130547	2
	17	24622	30921	38299	42420	46851	51595	56693	67944	80796	95483	112311	131724	2
	18	24842	31198	38642	42800	47270	52057	57199	68552	81519	96336	113314	132900	2
	19	25062	31474	38985	43179	47689	52518	57705	69160	82241	97189	114318	134077	2
	20	25281	31751	39328	43558	48108	52980	58211	69767	82963	98042	115322	135253	2
	21	25501	32027	39671	43937	48527	53441	58717	70375	83686	98894	116326	136430	2
	22	25721	32304	40014	44317	48947	53903	59223	70982	84408	99747	117329	137606	2
	23	25941	32581	40357	44696	49366	54364	59729	71590	85130	100600	118333	138783	2
	24	26161	32857	40700	45075	49785	54825	60236	72197	85853	101453	119337	139959	1
FULL PERFORMANCE RANGE	25	26381	33134	41043	45454	50204	55287	60742	72805	86575	102306	120341	141136	1
	26	26600	33411	41386	45834	50623	55748	61248	73413	87297	103158	121344	142312	1
	27	26820	33687	41729	46213	51042	56210	61754	74020	88020	104011	122348	143489	1
	28	27040	33964	42072	46592	51461	56671	62260	74628	88742	104864	123352	144665	1
	29	27260	34240	42415	46972	51881	57132	62766	75235	89464	105717	124356	145842	1
	30	27480	34517	42758	47351	52300	57594	63272	75843	90187	106569	125359	147018	1
	31	27700	34794	43101	47730	52719	58055	63778	76450	90909	107422	126363	148195	1
	32	27919	35070	43445	48109	53138	58517	64284	77058	91631	108275	127367	149371	1
	33	28139	35347	43788	48489	53557	58978	64791	77666	92354	109128	128371	150548	1
	34	28359	35623	44131	48868	53976	59440	65297	78273	93076	109981	129375	151724	1
	35	28579	35900	44474	49247	54395	59901	65803	78881	93798	110833	130378	152901	1
	36	28799	36177	44817	49627	54815	60362	66309	79488	94521	111686	131382	154077	1
	37	29019	36453	45160	50006	55234	60824	66815	80096	95243	112539	132386	155254	1
	38	29238	36730	45503	50385	55653	61285	67321	80703	95965	113392	133390	156430	1
	39	29458	37006	45846	50764	56072	61747	67827	81311	96688	114244	134393	157607	1
	40	29678	37283	46189	51144	56491	62208	68333	81919	97410	115097	135397	158783	1
	41	29898	37560	46532	51523	56910	62669	68839	82526	98132	115950	136401	159960	1
	42	30118	37836	46875	51902	57329	63131	69346	83134	98855	116803	137405	161136	1
	43	30338	38113	47218	52282	57748	63592	69852	83741	99577	117655	138408	162313	1
	44	30557	38389	47561	52661	58168	64054	70358	84349	100299	118508	139412	163489	1
	45	30777	38666	47904	53040	58587	64515	70864	84956	101022	119361	140416	164666	1
	46	30997	38943	48247	53419	59006	64977	71370	85564	101744	120214	141420	165300*	1
	47	31217	39219	48590	53799	59425	65438	71876	86172	102466	121067	142423	165300*	1
	48	31437	39496	48933	54178	59844	65899	72382	86779	103188	121919	143427	165300*	1
	49	31657	39773	49276	54557	60263	66361	72888	87387	103911	122772	144431	165300*	1
	50	31876	40049	49619	54936	60682	66822	73394	87994	104633	123625	145435	165300*	1
	51	32096	40326	49962	55316	61102	67284	73901	88602	105355	124478	146439	165300*	1
	52	32316	40602	50305	55695	61521	67745	74407	89209	106078	125330	147442	165300*	1
	53	32536	40879	50648	56074	61940	68206	74913	89817	106800	126183	148446	165300*	1
	54	32756	41156	50991	56454	62359	68668	75419	90425	107522	127036	149450	165300*	1
	55	32976	41432	51335	56833	62778	69129	75925	91032	108245	127889	150454	165300*	1
	56	33196	41709	51678	57212	63197	69591	76431	91640	108967	128742	151457	165300*	1
	57	33415	41985	52021	57591	63616	70052	76937	92247	109689	129594	152461	165300*	1
	58	33635	42262	52364	57971	64036	70514	77443	92855	110412	130447	153465	165300*	1
	59	33855	42539	52707	58350	64455	70975	77949	93462	111134	131300	154469	165300*	1
	60	34075	42815	53050	58729	64874	71436	78456	94070	111856	132153	155472	165300*	1
	61	34295	43092	53393	59109	65293	71898	78962	94678	112579	133005	155500**	165300*	0

*The rate of pay payable at these steps is limited to the rate for level III of the Executive Schedule, which is \$165,300.

**The rate of pay payable at these steps is limited to the rate for level IV of the Executive Schedule, which is \$155,500.

¹The default step increase for employees in the developmental range is two steps every six months.
The default step increase for employees in the full performance range is one step every year.

U.S. OFFICE OF PERSONNEL MANAGEMENT

Recruiting, Retaining and Honoring a World-Class Workforce to Serve the American People

[Advanced Search](#)

Select Another Year: **2013** | 2012 | 2011 | 2010 | [Special Rates Tables Prior to 2010](#)

Federal Employee
[Search for a Special Rate Table](#)

HR Practitioners/Agencies
[Search for a Special Rate Table](#)
[Submit a Special Rate Request](#)

Payroll Providers
[Download a Payroll File](#)

The Office of Personnel Management (OPM) may establish higher rates of basic pay - special rates - for a group or category of General Schedule (GS) positions in one or more geographic areas to address existing or likely significant handicaps in recruiting or retaining well-qualified employees. OPM may establish special rates for nearly any category of employee - i.e., by series, specialty, grade-level, and/or geographic area.

OPM may establish special rates to address staffing problems caused by -

- significantly higher non-Federal pay rates than those payable by the Federal Government within the area, location, or occupational group involved;
- the remoteness of the area or location involved;
- the undesirability of the working conditions or nature of the work involved; or
- any other circumstances OPM considers appropriate.

[Share](#)

[Important Information Regarding The Relationship Between Special Rates And Locality Rates](#)

Other Pay Flexibilities

Besides special rates, agencies can use other methods for addressing recruitment and retention issues. For more information about "Human Resources Flexibilities," [visit this page](#).

Locating a Special Rates Table

To find a specific special rates table use [this search engine](#). For a complete set of current special rates tables, use this [link for a printable HTML version](#) (set your printer to landscape mode for best results). The current special rates tables are indexed by [occupation](#), [agency](#), and [location](#) (these can also be printed).

For special rates tables before 2010, please [use the SRTIS system](#).

Payroll-Usable File of Title 5 Special Rates

You can [download a text file](#) of special pay rates which can be used to facilitate the entry of special rate information into agency payroll systems. The format of this file is:

- Char: Field:
- 1-4 Table Number
 - 5-6 Pay Plan
 - 7-8 Grade
 - 9-10 Step
 - 11-16 Step Rate
 - 17-26 Effective Date

Agency Requests for Special Rates

Individuals cannot request a special rate. Requests for special rates must come to OPM through agency headquarters. Information on how agencies can make special rates requests [can be found here](#).

Contact Information

Mailing address:
U.S. Office of Personnel Management
Pay Systems
1900 E Street, NW.
Room 7H31
Washington, DC 20415-6000

Phone Number: 202-606-2838

Email address: Pay-Leave-Policy@opm.gov



CAD comparison between State Judicial and Executive Branches

Class Title	CAD		Counties
	Appellate ¹	Executive	
Employees of the Office of the Clerk vs. Executive Branch equivalent positions			
CHIEF DEPUTY CLERK	\$0.00	\$0.00	
DEPUTY CLERK I	\$0.00	\$1,268.80	Broward, Dade, Palm Beach, Monroe (Clerk and Senior Clerk)
DEPUTY CLERK II	\$0.00	\$1,268.80	Broward, Dade, Palm Beach, Monroe (Clerk and Senior Clerk)
DEPUTY CLERK III	\$0.00	\$1,268.80	Broward, Dade, Palm Beach, Monroe (Clerk and Senior Clerk)
Employees of the Office of the Marshal vs. Executive Branch equivalent positions			
DEPUTY MARSHAL	\$0.00	\$0.00	
ADMINISTRATIVE ASSISTANT I	\$1,205.16	\$1,268.80	Broward, Dade, Palm Beach (Ex Branch includes Monroe)
ADMINISTRATIVE ASSISTANT II	\$1,205.16	\$1,268.80	Broward, Dade, Palm Beach (Ex Branch includes Monroe)
ADMINISTRATIVE ASSISTANT III	\$1,205.16	\$1,268.80	Broward, Dade, Palm Beach (Ex Branch includes Monroe)
SECRETARY SPECIALIST	\$1,205.16	\$1,268.80	Broward, Dade, Palm Beach, Monroe
	\$421.80	\$0.00	Hillsborough, Pinellas
COURT SECURITY OFFICER I	\$0.00	\$956.80	Broward, Dade, Palm Beach (Security Officer)
COURT SECURITY OFFICER II	\$0.00	\$956.80	Broward, Dade, Palm Beach
Sr. USER SUPPORT ANALYST	\$0.00	\$0.00	
USER SUPPORT ANALYST	\$0.00	\$1,248.00	Broward, Dade, Palm Beach, Monroe
MAINTENANCE ENGINEER	\$1,365.84	\$1,976.00	Dade, Palm Beach
	\$0.00	\$796.60	Hillsborough, Pinellas
CUSTODIAL SUPERVISOR	\$743.16	\$0.00	Broward, Dade, Palm Beach
CUSTODIAL WORKER	\$743.16	\$956.80	Broward, Dade, Palm Beach
Chambers' Staff vs. Executive Branch equivalent positions			
APPELLATE JUDICIAL ASST	\$5,000.04	\$0.00	Dade, Palm Beach
LEGAL SECRETARY	\$1,225.32	\$0.00	Broward, Dade, Palm Beach
	\$441.96	\$0.00	Hillsborough, Pinellas
LAW CLERK	\$0.00	\$0.00	
Sr. LAW CLERK	\$0.00	\$0.00	
CAREER ATTORNEY	\$0.00	\$0.00	
DIRECTOR OF CENTRAL STAFF	\$0.00	\$0.00	
LIBRARIAN	\$1,204.08	\$1,268.80	Dade, Palm Beach

¹ The circuit courts have the same CAD as the District Courts of Appeal

		Employee Information			MINIMUM SALARIES				CAD			NEW Salary Info			
Class Title	Name	Salary NO CAD	CAD	Salary w/CAD	CURRENT Minimum	10 %	Minimum + 10% increase	COST TO RAISE MIN SALARIES BY 10%	CAD Appellate Courts	CAD Executive Branch	COST TO IMPLEMENT NEW CADs	INCREASE (10% +CAD)	New salary after 10% + CAD increase	TOTAL	
Chief Deputy Clerk	McCurdy, Debra	75,632.08	0.00	75,632.08	43,193.52	4,319.35	47,512.87	0.00	0.00	0.00	0.00	0.00			
Deputy Clerk I	Nikisha Stanley	28,058.48	0.00	28,058.48	26,658.48	2,665.85	29,324.33	1,265.85	0.00	1,268.80	1,268.80	2,534.65	30,593.13		
	Abauza, Eddy	33,244.00		33,244.00	26,658.48	2,665.85	29,324.33	0.00		1,268.80	1,268.80	1,268.80	34,512.80		
Deputy Clerk II	Sherrrod, Teresa	31,411.20	0.00	31,411.20	29,039.52	2,903.95	31,943.47	532.27	0.00	1,268.80	1,268.80	1,801.07	33,212.27		
Deputy Clerk III	Rolle, Barbara	48,890.68	0.00	48,890.68	36,115.32	3,611.53	39,726.85	0.00	0.00	1,268.80	1,268.80	1,268.80	50,159.48		
	Adams, Lillie	42,624.88	0.00	42,624.88	36,115.32	3,611.53	39,726.85	0.00	0.00	1,268.80	1,268.80	1,268.80	43,893.68		
	Piedra, Lourdes	42,624.88	0.00	42,624.88	36,115.32	3,611.53	39,726.85	0.00	0.00	1,268.80	1,268.80	1,268.80	43,893.68		
	Medina, Ian	41,142.80	0.00	41,142.80	36,115.32	3,611.53	39,726.85	0.00	0.00	1,268.80	1,268.80	1,268.80	42,411.60		
	Machin, Sonia	38,466.08	0.00	38,466.08	36,115.32	3,611.53	39,726.85	1,260.77	0.00	1,268.80	1,268.80	2,529.57	40,995.65		
	Puig, Rosa	37,515.32	0.00	37,515.32	36,115.32	3,611.53	39,726.85	2,211.53	0.00	1,268.80	1,268.80	3,480.33	40,995.65		
Clerk's Office								5,270.42			11,419.20		16,689.62		
Deputy Marshal	Frank Valles Jr.	45,303.72	0.00	45,303.72	45,303.72	4,530.37	49,834.09	4,530.37	0.00	0.00	0.00	4,530.37	49,834.09		
Sr. User Support Analyst	Jackson, Aldo J.	46,863.28	0.00	46,863.28	41,694.12	4,169.41	45,863.53	0.00	0.00	1,248.00	1,248.00	1,248.00	48,111.28		
	Falero, Angel	44,679.28	0.00	44,679.28	39,708.48	3,970.85	43,679.33	0.00	0.00	1,248.00	1,248.00	1,248.00	45,927.28		
Court Security Officer II	Hernandez, Harold	34,723.16	0.00	34,723.16	26,658.48	2,665.85	29,324.33	0.00	0.00	956.80	956.80	956.80	35,679.96		
	Martinez, Jose	26,658.48	0.00	26,658.48	26,658.48	2,665.85	29,324.33	2,665.85	0.00	956.80	956.80	3,622.65	30,281.13		
Admin. Assistant I	Suarez, Sheila	29,219.84	1,205.16	30,425.00	27,819.84	2,781.98	30,601.82	1,381.98	1,205.16	1,268.80	63.64	1,445.62	31,870.62		
Admin. Assistant II	Allen, Suyin	46,040.08	1,205.16	47,245.24	30,320.04	3,032.00	33,352.04	0.00	1,205.16	1,268.80	63.64	63.64	47,308.88		
Maintenance Engineer	Palacios, Santiago	46,427.68	1,365.84	47,793.52	24,727.32	2,472.73	27,200.05	0.00	1,365.84	1,976.00	610.16	610.16	48,403.68		
Custodial Supervisor	DelaSalle, Carmen	26,771.60	743.16	27,514.76	18,630.96	1,863.10	20,494.06	0.00	743.16	956.80	213.64	213.64	27,728.40		
Custodial Worker	Rogers, Keith	22,179.08	743.16	22,922.24	16,592.16	1,659.22	18,251.38	0.00	743.16	956.80	213.64	213.64	23,135.88		
Marshal's Office								8,578.20			5,574.32		14,152.52		
AJA	Susan Faerber	60,987.16	5,000.04	65,987.20	30,320.04	3,032.00	33,352.04	0.00	5,000.04	0.00	0.00	0.00			
AJA	Morales, Helga	49,637.44	5,000.04	54,637.48	30,320.04	3,032.00	33,352.04	0.00	5,000.04	0.00	0.00	0.00			
AJA	Ramos Dolores	47,463.16	5,000.04	52,463.20	30,320.04	3,032.00	33,352.04	0.00	5,000.04	0.00	0.00	0.00			
AJA	Verrine, Tracy	47,463.16	5,000.04	52,463.20	30,320.04	3,032.00	33,352.04	0.00	5,000.04	0.00	0.00	0.00			
AJA	Yusty, Alicia	43,036.84	5,000.04	48,036.88	30,320.04	3,032.00	33,352.04	0.00	5,000.04	0.00	0.00	0.00			
AJA	Mosley, Marie	43,036.84	5,000.04	48,036.88	30,320.04	3,032.00	33,352.04	0.00	5,000.04	0.00	0.00	0.00			
AJA	Gonzalez, Ana	43,036.84	5,000.04	48,036.88	30,320.04	3,032.00	33,352.04	0.00	5,000.04	0.00	0.00	0.00			
AJA	Diaz, Guadalupe	38,036.80	5,000.04	43,036.84	30,320.04	3,032.00	33,352.04	0.00	5,000.04	0.00	0.00	0.00			
AJA (Termin. 12/30/13)	* Tolon, Maria	43,036.84	5,000.04	48,036.88	30,320.04	3,032.00	33,352.04	0.00	5,000.04	0.00	0.00	0.00			
AJA (New Hire 12/31/13)	* Adriana Yusty	30,320.04	5,000.04	35,320.08	30,320.04	3,032.00	33,352.04	0.00	5,000.04	0.00	0.00	0.00			
AJA (Termin. 1/31/14)	* West, Mary	43,036.84	5,000.04	48,036.88	30,320.04	3,032.00	33,352.04	0.00	5,000.04	0.00	0.00	0.00			
AJA (New Hire 2/1/14)	* Fran Mendenhal	30,320.04	5,000.04	35,320.08	30,320.04	3,032.00	33,352.04	0.00	5,000.04	0.00	0.00	0.00			
AJAs								0.00			0.00		0.00		
Law Clerk	* Rachel Ortiz	53,611.60	0.00	53,611.60	Employee will terminate on 12/20/13 and will be replaced with a Career Attorney										
Law Clerk	Eves, Eric	49,056.08	0.00	49,056.08	45,556.08	4,555.61	50,111.69	3,555.61	0.00	0.00	0.00	3,555.61	52,611.69		
Law Clerk	Monckton, Jeremy	46,556.08	0.00	46,556.08	45,556.08	4,555.61	50,111.69	3,555.61	0.00	0.00	0.00	3,555.61	50,111.69		
Law Clerk	Gross, Jessica L.	46,556.08	0.00	46,556.08	45,556.08	4,555.61	50,111.69	3,555.61	0.00	0.00	0.00	3,555.61	50,111.69		
Law Clerk	Scavone, Robert	46,556.08	0.00	46,556.08	45,556.08	4,555.61	50,111.69	3,555.61	0.00	0.00	0.00	3,555.61	50,111.69		
Law Clerk	Joshua Carpenter	42,000.88	0.00	42,000.88	45,556.08	4,555.61	50,111.69	3,555.61	0.00	0.00	0.00	3,555.61	45,556.49		
Law Clerk	Bailey, Paul	42,000.88	0.00	42,000.88	45,556.08	4,555.61	50,111.69	3,555.61	0.00	0.00	0.00	3,555.61	45,556.49		
Law Clerk	* VACANT	45,556.08	0.00	45,556.08	45,556.08	4,555.61	50,111.69	4,555.61	0.00	0.00	0.00	4,555.61	50,111.69		
Career Atty	Bramnick, Gale	79,765.60	0.00	79,765.60	59,607.00			0.00	0.00	0.00	0.00	0.00			
Career Atty	Reyes, Sara	79,765.60	0.00	79,765.60	59,607.00			0.00	0.00	0.00	0.00	0.00			
Career Atty	Prieto, Mercedes	79,765.60	0.00	79,765.60	59,607.00			0.00	0.00	0.00	0.00	0.00			
Career Atty	Rodriguez, Rosa	79,765.60	0.00	79,765.60	59,607.00			0.00	0.00	0.00	0.00	0.00			
Career Atty	Bond, Montserrat	74,036.16	0.00	74,036.16	59,607.00			0.00	0.00	0.00	0.00	0.00			
Career Atty	Sarria-Sanchez, Merc	70,380.76	0.00	70,380.76	59,607.00			0.00	0.00	0.00	0.00	0.00			
Career Atty	Veilleux, April	72,036.16	0.00	72,036.16	59,607.00			0.00	0.00	0.00	0.00	0.00			
Career Atty	Trexler, Melanie	72,036.16	0.00	72,036.16	59,607.00			0.00	0.00	0.00	0.00	0.00			
Career Atty	Nickel, Kyle	70,380.76	0.00	70,380.76	59,607.00			0.00	0.00	0.00	0.00	0.00			
Career Atty	Lopez, Enrique	68,567.76	0.00	68,567.76	59,607.00			0.00	0.00	0.00	0.00	0.00			
Career Atty	Erin Loeb	62,587.32	0.00	62,587.32	59,607.00			0.00	0.00	0.00	0.00	0.00			
Career Atty	Herskowitz, Jennifer	61,607.00	0.00	61,607.00	59,607.00			0.00	0.00	0.00	0.00	0.00			
Career Atty	Davis, Lauren B.	61,907.00	0.00	61,907.00	59,607.00			0.00	0.00	0.00	0.00	0.00			
Career Atty	McNulty, Kerry	66,567.76	0.00	66,567.76	59,607.00			0.00	0.00	0.00	0.00	0.00			
Law Clerks								25,889.26			0.00		25,889.26		
TOTAL:								39,737.89			16,993.52		56,731.41		
												Salary + Benefits	65,014.19		
												Salary + Benefits	(\$29,146.91)		
												Adjusted Cost (Salary + Benefits)	35,867.29		
												* Personnel actions will reduce 3DCA salary liability by \$25,433.60			

**Amended Fourth DCA Courthouse
Renovation Issue for FY 2014-15
Legislative Budget Request**

A. Mold/Water Intrusion LBR

B. Alternative New Construction LBR

Agenda Item IV.A.: Mold/Water Intrusion Legislative Budget Request (LBR)

The District Court Of Appeal Budget Commission (DCABC) and the Supreme Court approved the Fourth District Court of Appeal’s (DCA) FY 2014-15 LBR submission in the amount of \$3,052,327 to renovate its courthouse to comply with the Americans With Disabilities Act (ADA) and to correct life safety deficiencies identified in a United States Marshals’ Service security assessment.

After approval of the LBR submission, the Fourth DCA experienced a mold outbreak in its courtroom and two adjacent rooms. Out of concern for the health of personnel and the public, the affected areas were sealed off for ten weeks.

Retained experts have determined that the mold outbreak was caused by the following building deficiencies:

1. Rampant moisture intrusion throughout the 44-year-old building envelope;
2. An inadequate Heating, Ventilation and Air Conditioning (HVAC) system which fails to compensate for the moisture intrusion (and has required over \$270,368 in repairs in the last four years).

The experts devised a temporary remedy to reduce the moisture levels within the affected areas and remove the mold. The affected areas were decontaminated and six dehumidifiers now run daily in those areas, except during oral argument.

There is concern that the dehumidifiers will not be able to handle the load during the summer months when the outside humidity and rain levels are highest. Additionally, the experts have advised that the temporary remedy will not correct the building deficiencies which will continue to worsen over time.

An engineer has prepared the attached reports concluding that the building requires a major renovation to ensure that deficiencies allowing mold to develop are corrected. The estimated stand-alone mold renovation cost is \$7,050,500.

The engineer’s reports identify those areas of overlap between the \$7,050,500 mold renovation and the \$3,052,037 ADA/security renovation. The overlap is \$2,859,537, leaving a remaining \$192,500 of the original ADA/Security LBR cost. Thus, if the ADA/security renovation is approved, the mold renovation cost reduces to \$4,383,463. Total renovation cost for all areas of concern, factoring in the overlap, is \$7,243,000.

Construction Costs	\$ 4,955,000
Contingency Fee	\$ 1,000,000
Temporary Office	\$ 500,000
DMS Fee	<u>\$ 595,500</u>

Budget Request Total: \$ 7,050,500 (non-recurring)

Analysis of LBR Submissions by Fourth DCA

The first LBR (ADA & Security) requested \$3,052,327 in funds. This number is made up of the following:

Renovation Estimate	2,634,013
Carpet Replacement	140,830
DMS 10% Fee	277,484

The stand alone **mold and air quality renovation** LBR asks for \$7,050,500. This number is made up of the following:

Renovation Estimate	4,955,000
Contingency	1,000,000**
Temporary Office	500,000**
DMS 10% Fee	595,500 (10% of \$5,955,000 – no DMS fee on the temporary office)

The **full renovation** (ADA/Security/Mold & Air Quality) figure would be \$7,243,000. This number is made of the following:

Renovation Estimate	5,130,000
Contingency	1,000,000**
Temporary Office	500,000**
DMS 10% Fee	613,000 (10% of \$6,130,000 – no DMS fee on the temporary office)

The difference between the mold renovation and the full renovation is \$192,500 (\$7,243,000-7,050,500). This figure (\$192,500) is \$175,000 with the 10% DMS fee added on top. The \$175,000 is the difference between the engineer's raw numbers exclusive of the DMS fees (\$5,130,000-4,955,000=\$175,000).

** The contingency and temporary work space figures were provided by the engineer, David Wojcieszak, PE.

December 31, 2013

E-Mail: DiGiacomoD@flcourts.org

Phone: (561) 242-2111 Cell: (561) 596-5829

Mr. Daniel DiGiacomo, DPA, CFE, CPPT
Marshal
Florida Fourth District Court of Appeals
1525 Palm Beach Lakes Blvd.
West Palm Beach, FL 33401

JOB NO: 2013.050
Preliminary Report
Court of Appeal, 4th District of Florida
1525 Palm Beach Lakes
West Palm Beach, FL

ATTN: Marshal DiGiacomo:

Wojcieszak & Associates' initial scope of work was to evaluate the indoor environment and provide recommendations to improve the indoor environment. An initial report was issued and remedial action was taken. Our scope was increased to further evaluate the building systems and provide a cost analysis for repair, or replacement of the deficient building elements or systems. The site evaluation has been performed and testing concluded. The attached report is the result of that survey. Due to the extreme time constraints, the report is a preliminary, condensed version of the final report that will be issued after January 1, 2013. As requested, this report may be used for budgeting purposes.

Please call if you have any questions or comments.

Sincerely yours,



David A. Wojcieszak, P.E.
President

DAW:ld

COMMERCIAL BUILDING EVALUATION

SECTION 1 – GENERAL

1.1 PURPOSE

- 1.1.1 To evaluate the building envelope
- 1.1.2 To evaluate the building interior
- 1.1.3 To evaluate the building and heating, ventilating, and air-conditioning systems
- 1.1.4 To evaluate the buildings electrical systems
- 1.1.5 To evaluate the buildings plumbing systems
- 1.1.6 To document the serviceability of the building
- 1.1.7 To document costs that may be incurred to rectify any observed deficiencies
- 1.1.8 To document long term maintenance costs

1.2 METHODOLOGY

WA's methodology included the following:

- Review documentation related to the building
 - Available plans
 - Available maintenance records
 - Applicable codes
 - Building maintenance manager's input
- Visual evaluation of building
- Visual evaluation of existing HVAC system
- Visual evaluation of existing electrical system
- Visual evaluation existing plumbing system
- Form conclusions and make recommendations.

1.3 CODES AND STANDARDS

The building was originally constructed in 1977 with a major addition in 1982. Comments will be based on newer versions of the applicable codes. The evaluation will take into consideration the differences that may have occurred between the codes in force

at the time of construction, and present codes. It should be noted that some renovations and repair must comply with present codes and standards and are not “grandfathered” in.

Florida Building Code (FBC) 2010

Florida Building Code Mechanical (FBC-M) 2010

Florida Building Code Plumbing (FBC-P) 2010

National Electric Code (NEC) 2008

1.4 BACKGROUND

The building was constructed in two stages. The initial, single story section was constructed in 1977. A new, two story section was added in 1982 that more than doubled the size of the building. The building has several minor modifications during its lifespan with 1999 as the last documented building addition. The total air conditioned area of the building is 41,000 square feet. A major air conditioning renovation occurred in 2005.

1.5 BUILDING CONSTRUCTION

- Roof – Flat built-up roof with parapet wall
- Exterior Walls – Brick veneer over masonry
- Windows – Aluminum frame with applied tinted film
- Floors – Concrete with carpet and vinyl
- Interior walls – Metal frame with gypsum wall board
- Roof insulation – Not visible
- Wall Insulation – Not visible

1.6 PRELIMINARY CONCLUSIONS

Based on the documentation I have been provided, test data, site observations, and review of appropriate codes and standards, my preliminary opinions are as follows:

- The building is serviceable but does not function efficiently due to the increase of personal without proper interior planning.
- The building has temperature control issues.
- The building has humidity control issues.
- Water intrusion occurs around the windows.
- Water intrusion occurs at the top of the parapet wall.
- The windows leak and are not hurricane rated.
- Provisions have not been made to protect building openings in the event of a hurricane.
- The security of a building of this type is suspect.
- Exterior security lighting is not adequate.
- Interior lighting is antiquated and not adequate.
- Interior finishes on walls and floors have gone beyond their useful life.

- Mechanical, Electrical and Plumbing systems in this building are difficult to maintain properly due to their age.
- A more detailed cost analysis will determine if it is more economically viable to completely renovate this building, or build a new one.

1.7 PRELIMINARY RECOMMENDATIONS

Buildings systems and features normally have a twenty-five year cycle before major renovations or replacement is required. The only new equipment in this building is a portion of the air conditioning system. If the building has adequate space, and its location is important, it can be renovated. It is important to note that it will be more efficient to renovate the building if it is not occupied.

1.7.1 Roof

Evidence of roof leaks was observed in the building. It was understood they have been repaired. The roof membrane was observed to be compromised where it attached to the parapet wall. This will allow water penetration and should be repaired for the short term. It was observed that water was penetrating the brick veneer at the top of the parapet. It is recommended to engage a roofing consultant to evaluate the existing roof and provide recommendations to repair, or replace the roof with the proper parapet cap.

Estimated cost to replace \$ 105,000

1.7.2 Exterior Walls

The exterior walls leak. The brick veneer is not draining properly, which traps water against the masonry wall. This water will eventually make its way into the conditioned space creating conditions for mold growth. The parapet cap does not cover the entire wall assembly. Water also penetrates the brick veneer at this location. Again, the parapet cap will have to be replaced for the wall assembly to function properly. The walls can remain in place but the mortar joints are to be repaired and the entire wall sealed with a clear block sealer. The stucco around the windows must also be repaired and sealed after new windows are installed.

Estimated cost to repair \$ 200,000

1.7.3 Windows and Doors

The windows and doors are the weak link in the exterior walls. They are not rated for hurricanes, nor do they have the security associated with a court facility. They leak and should be replaced with a more substantial window

Estimated cost to replace \$ 750,000

1.7.4 Interior Finishes

The interior of the building requires all the wall, floor and ceiling surfaces to be replaced. In addition the bathrooms need to be upgraded to meet present handicapped codes. A complete renovation is recommended in conjunction with a new space plan.

Estimated cost to replace \$2,000,000

1.7.5 HVAC System

The HVAC system is either not functioning properly or it does not have sufficient capacity to control interior temperature and humidity. WA recommends replacing the chillers with air cooled equipment and replacing the two older air handling units. The controls will also be replaced.

Estimated cost to replace \$ 1,100,000

1.7.6 Electrical System

The electrical system is antiquated and has some code compliance issues. The new equipment in the south wing can remain in place. Other equipment will have to be replaced. In addition, the building lighting will be updated and exterior lighting will be added. The fire alarm system cannot be serviced and it will also be replaced

Estimated cost to replace \$ 600,000

1.7.7 Plumbing System

The plumbing system will be upgraded and replaced when the bathrooms are made code compliant. Roof drains will also be added to the lower, flat roofs.

Estimated cost to replace \$ 200,000

1.7.7 Miscellaneous Costs

These costs do not include security, data, or interior equipment costs

SECTION 10 – DEFINITIONS

BUILDING ENCLOSURE – Synonymous with building envelope. All the elements in a building which separate the air-conditioned space from the exterior. This includes, but is not limited to, roof, walls, windows, doors, and floors.

CONSTRUCTION MANAGER – A management firm, or an individual employed by such a firm, involved in managerial oversight of a construction project. They are normally employed by the owner to coordinate all design and construction processes, including the selection, hiring, and oversight of specialty trade contractors.

CONTINUOUS LOAD – A load where the maximum current is expected to continue for three hours or more. This does not include intermittent or thermostatically controlled equipment.

CONTRACTOR – An entity that performs some form of construction with an active license and insurance.

DEHUMDISTAT – A sensing device used to control a dehumidifier.

DEW POINT – The temperature at which air becomes saturated and produces condensation.

ELECTRICAL ENGINEER – A professional engineer who carries a license provided by the state government to practice electrical engineering.

ELECTRONIC DOCUMENT – Any document converted to a computer compatible file. Any originally signed paper document converted into a computer file.

ENVIRONMENTAL TESTING – Sampling and measuring of environmental conditions.

HEAT LOAD CALCULATIONS – Computerized program that is a tool used to estimate air conditioning and heating sizes.

HUMIDISTAT – A sensing device used to control a humidifier.

INDIVIDUAL BRANCH CIRCUIT – The circuit conductors between the final overcurrent device protecting the circuit and the utilization equipment.

INDOOR AIR QUALITY (IAQ) – A term used to evaluate the quality of the air within a building or enclosed space as related to pollutants that are and/or are not present at a given time.

MECHANICAL – Associated with HVAC and plumbing.

MECHANICAL ENGINEER – A professional engineer who carries a license provided by the state government to practice mechanical engineering.

MEP ENGINEERING SERVICES – The work that is included in the scope of this project done by WA.

ORIGINAL DOCUMENT – A paper document with or without a signature.

POWER QUALITY MONITORING – A device that measures the electrical consumption of a piece of equipment.

PLUMBING – A division of mechanical that encompasses water and gas supply and drainage to the systems within a building.

PROFESSIONAL ENGINEER – A person who carries a license provided by the state government to practice a specific discipline of engineering. Wojcieszak & Associates, Inc. has electrical and mechanical engineers.

RELATIVE HUMIDITY – The amount of water vapor in the air.

SERVICEABILITY – The building or feature is capable of or ready for use. This does not mean the building feature or system is in good condition.

SITE OBSERVATION – A representative from **WA** visits the project and observes the construction, related to the work included in the scope of work for this project for the purpose of determining in general if the work is proceeding in compliance with drawings and specifications. See Chapter 471.005(7), Florida Statutes. Deviations to the MEP documents are noted.

SUSTAINABLE BUILDING – A building that meets the needs of the present without compromising the ability of future generations to meet their own needs.

TEMPERATURE – An environmental condition that can be measured.

TEST AND BALANCE (or) TESTING, ADJUSTING AND BALANCING – A method of measuring and adjusting installed mechanical systems.

TRENDING – Evaluating data for patterns.

WORKING CLEARANCE – NEC 110.26 requires a safe working space in front of electrical equipment that has dimensions of 30” wide, 36” deep and 78” high.

January 10, 2014

E-Mail: DiGiacomoD@flcourts.org

Phone: (561) 242-2111 Cell: (561) 596-5829

Mr. Daniel DiGiacomo, CPA, CFE, CPPT
Marshal
Florida Fourth District Court of Appeal
1525 Palm Beach Lakes Blvd.
West Palm Beach, FL 33401

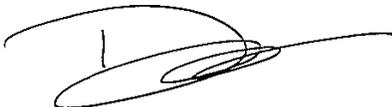
**RE: Court of Appeal, Fourth District of Florida
1525 Palm Beach Lakes
West Palm Beach, FL
W&A Job No. 2013.050**

ATTN: Marshal DiGiacomo

Wojcieszak & Associates' initial scope of work was to evaluate the indoor environment and provide recommendations to improve the indoor environment. An initial report was issued and remedial action was taken. Our scope was increased to further evaluate the building systems and provide a cost analysis for repair, or replacement of the deficient building elements or systems. The site evaluation has been performed and testing concluded. In addition, reports from Stephen Boruff, AIA, and the United States Marshal Service were evaluated and incorporated into this report. This report provides a full, comprehensive assessment of the building deficiencies and recommendations to correct those deficiencies.

Please call if you have any questions or comments.

Sincerely yours,



David A. Wojcieszak, P.E.
President

DAW:ld

COMMERCIAL BUILDING EVALUATION

SECTION 1 – GENERAL

1.1 PURPOSE

- 1.1.1 To evaluate the building envelope
- 1.1.2 To evaluate the building interior
- 1.1.3 To evaluate the building and heating, ventilating, and air-conditioning systems
- 1.1.4 To evaluate the buildings electrical systems
- 1.1.5 To evaluate the buildings plumbing systems
- 1.1.6 To document the serviceability of the building
- 1.1.7 To document costs that may be incurred to rectify any observed deficiencies
- 1.1.8 To document long term maintenance costs
- 1.1.9 To evaluate the “Security Assessment” report provided by the United States Marshal’s service, dated April 2013.
- 1.1.10 To evaluate “Court Improvements” provided by Stephen Boruff, AIA, dated June 18, 2013.

1.2 METHODOLOGY

WA’s methodology included the following:

- Review documentation related to the building
 - Available plans
 - Available maintenance records
 - Applicable codes
 - Building maintenance manager’s input
 - Security Assessment report prepared by Mr. Michael Witkowski, Protective Intelligence Investigator, for the United States Marshal Service, dated April 2013 (66 pages).
 - Court Improvement Project, U.S. Marshals Service Report Renovations prepared by Stephan Boruff, AIA, dated June 18, 2013 (10 pages).
- Visual evaluation of building
- Visual evaluation of existing HVAC system
- Visual evaluation of existing electrical system

- Visual evaluation existing plumbing system
- Data log temperature and humidity
- Form conclusions and make recommendations.

1.3 CODES AND STANDARDS

The building was originally constructed in 1970 with a major addition in 1983. Comments will be based on newer versions of the applicable codes. The evaluation will take into consideration the differences that may have occurred between the codes in force at the time of construction, and present codes. It should be noted that some renovations and repair must comply with present codes and standards and are not “grandfathered” in.

Florida Building Code (FBC) 2010
 Florida Building Code Mechanical (FBC-M) 2010
 Florida Building Code Plumbing (FBC-P) 2010
 National Electric Code (NEC) 2008

1.4 BACKGROUND

The building was constructed in two stages. The initial, single story section was constructed in 1970. A new, two story section was added in 1983 that more than doubled the size of the building. The building has several minor modifications during its lifespan with 2000 as the last documented building addition. The total air conditioned area of the building is 41,000 square feet. A major air conditioning renovation occurred in 2009.

1.5 BUILDING CONSTRUCTION

- Roof – Flat, built-up and membrane roof with parapet wall
- Exterior Walls – Brick veneer over masonry and stucco over masonry
- Windows – Aluminum frame with applied tinted film
- Floors – Concrete with carpet and vinyl
- Interior walls – Metal frame with gypsum wall board
- Roof insulation – Not visible
- Wall Insulation – Not visible

1.6 PRELIMINARY CONCLUSIONS

Based on the documentation I have been provided, test data, site observations, and review of appropriate codes and standards, my preliminary opinions are as follows:

- The building is serviceable but does not function efficiently due to the increase of personal without proper interior space planning.
- The building has temperature control issues.

- The building has humidity control issues.
- Water intrusion occurs around the windows.
- Water intrusion occurs at the top of the parapet wall.
- The windows leak and are not hurricane rated.
- Provisions have not been made to protect building openings in the event of a hurricane.
- The security for a building of this type is not adequate.
- Exterior security lighting is not adequate.
- Interior lighting is antiquated and not adequate.
- Interior finishes on walls and floors and ceilings are beyond their useful life.
- Mechanical, electrical and plumbing systems in this building are difficult to maintain properly due to their age.
- A more detailed cost analysis will determine if it is more economically viable to completely renovate this building, or build a new one.
- The building does not have a back-up source of power.
- The bathrooms are not ADA compliant.
- Entry into the building is not ADA compliance.

1.7 COST ANALYSIS SUMMARY

Buildings systems and features normally have a twenty-five year cycle before major renovations or replacement is required. The only new equipment in this building is a portion of the air conditioning system. If the building has adequate space, and its location is important, it can be renovated. It is important to note that it will be more efficient to renovate the building if it is not occupied.

1.7.1 SECTION 2 - ROOF

Evidence of roof leaks was observed in the building. It is WA understanding they have been repaired. The roof membrane was observed to be compromised where it attached to the parapet wall. This will allow water penetration and should be repaired for the short term. It was observed that water was penetrating the brick veneer at the top of the parapet. It is recommended to engage a roofing consultant to evaluate the existing roof and provide recommendations to repair, or replace the roof with the proper parapet cap.

Estimated cost: \$138,000

1.7.2 SECTION 3 - EXTERIOR

The exterior walls leak. The brick veneer is not draining properly, which traps water against the masonry wall. This water will eventually make its way into the conditioned space creating conditions for mold growth. The parapet cap does not cover the entire wall assembly. Water also penetrates the brick veneer at this location. Again, the parapet cap will have to be replaced for the wall assembly to function properly. The walls can remain in place but the mortar joints are to be repaired and the entire wall sealed with a clear block sealer. The stucco around the windows must also be repaired and sealed after

new windows are installed. The windows and doors are the weak link in the exterior walls. They are not rated for hurricanes, nor do they have the security associated with a court facility. They leak and should be replaced with a more substantial window

Estimated cost: \$1,403,000

1.7.3 SECTION 4 - INTERIOR

The interior of the building requires all the wall, floor and ceiling surfaces to be replaced. In addition the bathrooms need to be upgraded to meet present handicapped codes. A complete renovation is recommended in conjunction with a new space plan.

Estimated cost: \$924,500

1.7.4 SECTION 5 - HVAC SYSTEM

The HVAC system is either not functioning properly or it does not have sufficient capacity to control interior temperature and humidity. WA recommends replacing the chillers with air-cooled equipment and replacing the two older air handling units. The controls will also be replaced.

Estimated cost: \$886,000

1.7.5 SECTION 6 – ELECTRICAL SYSTEM

The electrical system is antiquated and has some code compliance issues. The new equipment in the south wing can remain in place. Other equipment will have to be replaced. In addition, the building lighting will be updated and exterior lighting will be added. The fire alarm system cannot be serviced and it will also be replaced

Estimated cost: \$1,168,000

1.7.6 SECTION – PLUMBING SYSTEM

The plumbing system will be upgraded and replaced when the bathrooms are made code compliant. Roof drains will also be added to the lower, flat roofs.

Estimated cost: \$ 11,000

1.7.7 MISCELLANEOUS COSTS

- Architectural design cost \$ 400,000
- Engineering design cost \$ 200,000

1.7.8 TOTAL PROJECT COST

- Total Project cost \$5,130,000

1.8 LIMITATIONS

The opinions and recommendations are based on observations, available data, and professional expertise with no warranty or guarantee implied herein. The report is intended for the use of the owner or its agents.

SECTION 2 – ROOF

2.1 GENERAL

The building roof is flat, enclosed by short parapet walls. Part of the roof is covered with a built-up, tar and gravel roof system. The remainder is covered with a membrane roof system. Information was not available to determine the age of the roof.



Two story roof



Single story roof



Single story roof



Two story roof

2.2 PRELIMINARY CONCLUSION

The roof appears to be in a serviceable condition at this time. The evidence of roof leaks was observed. However, maintenance staff stated the roof leaks have been repaired. Water intrusion was also observed at the parapet wall cap. Layers of sealant are an indication this problem has existed for quite some time and has not been rectified.

2.3 RECOMMENDATIONS

- a. The age of the roof was not determined.

Criteria: Maintenance

Recommendation: The age of the roof will determine its remaining service life and the cost to repair or replace. A roofing consultant shall be engaged to further evaluate the roof to determine its existing condition, its projected life, and any remedial work that will be required.

Estimated consultant cost: \$ 3,000

- b. Water intrusion was observed at multiple locations on the top of the parapet wall.



Criteria: Maintenance

Recommendation: Water intrusion is inherent with the design of the parapet. The cap does not extend over the entire parapet wall. Sealant has been used to bridge the gap between the parapet cap and the brick veneer. The top of the entire brick veneer parapet wall is to be reconstructed to eliminate the exposed joint between the masonry wall and the brick veneer.

Estimated cost to repair: \$ 25,000

- c. The vertical roofing membrane on the parapet wall was observed to be compromised.



Criteria: Maintenance

Recommendation: Replace the vertical section of the roofing membrane when the cap is replaced.

Estimated cost to repair: \$ 10,000

- d. Water intrusion was observed at the concrete parapet wall cap.



Criteria: Maintenance

Recommendation: Water intrusion is inherent in the design of the parapet. Install a stainless steel cap to cover the entire parapet wall cap. Extend the roofing system up the parapet wall and over the concrete cap.

Estimated cost to repair: \$ 30,000

- e. The evidence of water intrusion was observed on top of the parapet cap.



Criteria: Maintenance

Recommendation: Holes in the parapet cap have been sealed to prevent water intrusion. These will not require remedial action after the parapet cap is replaced.

Estimated cost to repair: See 2.3b

- f. Air intakes are corroded and compromised.



Criteria: Maintenance

Recommendation: The compromised air intakes provide an access point for certain animals to enter the building. These outside air intakes are to be replaced. It is recommended to use aluminum or stainless steel due to the environment.

Estimated Cost: \$ 5,000

- g. Vegetation was observed growing on one of the lower roofs.



Criteria: Maintenance

Recommendation: Plant growth is an indication of the roof staying wet due to poor drainage. Replace the roof and provide the proper slope to the drain.

Estimated cost to repair: \$ 5,000

- h. The entire roof may need to be replaced.

Criteria: Maintenance

Recommendation: A more cost effective approach may be to replace the entire roof than piecing and patching. This will also provide the owner with an extended warranty.

Estimated cost to repair: \$ 60,000

SECTION 3 – BUILDING EXTERIOR

3.1 GENERAL

The exterior walls are constructed of brick veneer over masonry and stucco over masonry.



3.2 PRELIMINARY CONCLUSION

The exterior walls are in a serviceable condition with the exception of failures at windows and decorative concrete elements. The entire building exterior must be renovated in conjunction with the parapet roof in conjunction with the parapet roof cap and the windows.

3.3 RECOMMENDATIONS

- a. The effects of water intrusion were observed at multiple window locations.



Criteria: Maintenance, Code Requirements

Recommendations: The windows in this building leak, are not hurricane resistant, and do not meet the security requirements for a court building. Boruff also referenced this deficiency in their report and provided an estimated cost to replace exterior doors and windows.

Estimated cost to replace (Boruff): \$542,000

b. The structure around the windows and the sills has failed.



Criteria: Maintenance, Code Requirements

Recommendations: The structure around the new windows will be modified to comply with the building code. The structural components in and around the windows will be repaired at this time. This cost is in addition to the window replacement.

Estimated cost to repair: \$210,000

c. Paint is failing in multiple locations.



Criteria: Maintenance

Recommendations: Repaint the entire building exterior with appropriate paints and sealants. All gaps, holes and unprotected openings shall be sealed prior to painting.

Estimated cost: \$175,000

d. The ceiling cavity of the second story addition is ventilated with soffit vents.



Criteria: Code

Recommendations: Seal the soffit vents to reduce moisture migration into the conditioned ceiling cavity.

Estimated cost: \$ 10,000

- e. The ramp at the main entrance is noncompliant.

Criteria: Life Safety, Code Enforcement

Recommendation: Replace the main entrance ramp in accordance with the Boruff report.

Estimated Cost (Boruff) \$160,000

- f. The ramp at the north entrance ramp in accordance with the Boruff drawings.

Criteria: Life Safety, Code

Recommendation: Replace the north entrance in accordance with the Boruff report.

Estimated Cost (Boruff): \$123,000

- g. The north parking lot gate is non-compliant.

Criteria: Life Safety, Code

Recommendation: Replace the north parking lot gate in accordance with the Boruff report.

Estimated Cost (Boruff): \$183,000

SECTION 4 – INTERIOR

4.1 GENERAL

The interior finishes in the building are:

Floors: Carpet, vinyl and tile
Ceilings: Acoustical tile, drywall
Walls: Drywall, wood paneling

4.2 PRELIMINARY CONCLUSION

Many of the interior surfaces are mismatched, outdated, and need to be replaced. All the surfaces will be affected by remedial work and it will be more cost effective if these surfaces are replaced. In addition, the bathrooms are not handicapped compliant and will have to be renovated.

4.3 RECOMMENDATIONS

- a. The men's and women's toilets are not handicapped compliant.

Criteria: Code Enforcement

Recommendation: Renovate the bathrooms in accordance with the Boruff report.

Estimated Cost: \$201,500

- b. The judge's entrance is not ADA compliant.

Criteria: Life Safety, Code Violation

Recommendations: Install an accessible ramp in accordance with the Boruff report.

Estimated Cost (Boruff): \$ 30,000

- c. The existing lobby is insufficient and not secure.

Criteria: Life Safety, Owner's Requirements

Recommendation: Renovate the lobby in accordance with the Boruff report.

Estimated Cost (Boruff): \$220,000

d. The clerk's office requires renovation.

Criteria: Owner's Requirements

Recommendation: Renovate the clerk's office in accordance with the Boruff report.

Estimated Cost (Boruff): \$ 52,000

e. The owner has requested a nutrition station.

Criteria: Owner's Requirements

Recommendation: Install a nutrition station in accordance with the Boruff report.

Estimated Cost: \$ 63,000

f. The courtroom seating is non-compliant.

Criteria: Owner's Requirements

Recommendations: Modify the courtroom seating in compliance with the Boruff report.

Estimated Cost (Boruff): \$ 58,000

g. Flooring is beyond its serviceable life.



Criteria: Maintenance

Recommendations: Replace vinyl flooring and carpet in the areas not renovated in (a) through (f) above.

Estimated Cost (Boruff): \$125,000

h. Acoustical ceiling tiles are mismatched and contaminated with dirt and debris.

Criteria: Maintenance

Recommendations: Replace all the acoustical ceiling tiles not renovated in (a) through (f).

Estimated Cost: \$ 55,000

i. Existing drywall surfaces have deteriorated.

Criteria: Maintenance

Recommendations: Resurface and repaint all drywall surfaces not renovated in (a) through (f) above.

Estimated Cost: \$120,000

SECTION 5 – HVAC

5.1 GENERAL

Cooling in the building is provided by a chilled water system utilizing three “Multistack” water-cooled chillers coupled with a remote cooling tower. Heating is provided with electric strip heat. Seven of the air handling units, in the south building, and the chillers were replaced in 2008. The two air handling units in the north building were not replaced.

5.2 PRELIMINARY CONCLUSION

W&A first became involved in this project due to an indoor air quality issue in the courtroom. The evaluation of the HVAC system has been our main focus. It has been determined from visual observations, data logs, and maintenance information that:

- The system cannot maintain consistent space temperatures.
- The system cannot maintain consistent space humidity levels.
- The “Multistack” chillers are very maintenance intensive.
- The entire HVAC needs to be evaluated.

5.3 RECOMMENDATIONS

- a. Measured supply air temperatures at the units ranged from 52°F to 72°F. Only two of the measured units produced discharge air temperature of 55°F or lower.

Criteria: Maintenance, Design

Recommendation: Supply air temperatures must be 55°F or lower to dehumidify. A majority of the units were producing small amounts, or not condensate. This is an indication chilled water flow and air flow are not designed properly or have not been balanced properly. It is recommended to perform a test and balance to be used to evaluate the air handling units.

Estimated Cost: \$15,000

- b. Two AHU’s in the north building were not replaced in 2008.

Criteria: Maintenance

Recommendation: These two air handling units have gone beyond their useful life. They should be replaced to match the newer air handling units.

Estimated Cost: \$65,000

- c. The Multistack chillers have the access panels removed and a box fan installed in the room.



Criteria: Design, Maintenance

Recommendations: Multistack chillers are used when space is at a premium. They are very maintenance intensive, as viewed by the maintenance company. Their reliability is further diminished when they are installed in a room with inadequate ventilation. WA recommends evaluating the chilled water system and replacing the water-cooled chillers with an air-cooled chiller(s). The chillers will be located on the existing equipment pad.

Estimated Cost: \$525,000

- d. Controls at some of the AHU's were observed to be nonfunctional and not consistent.

Criteria: Maintenance

Recommendation: Install controls which are consistent throughout the building. Provide a user interface for onsite maintenance personnel.

Estimated Cost: \$100,000

- e. Outside air is provided to the AHU's with individual fans.

Criteria: Design

Recommendations: Fan-powered outside air for these small AHU's is normally not required. Ineffective controls can pressurize the building with warm, moist outdoor air. This will eliminate one point where the system can fail.

Estimated Cost: \$ 15,000

- f. Severe condensation was observed at AHU-4. An opening into the room at the roof was located.



Criteria: Maintenance, Poor workmanship

Recommendation: The roof opening provides a pathway for warm, moist air to enter the condition space. The end result is condensation on any cold surfaces. Air migration through this opening is a possible cause for the mold growth in the adjacent closet. WA recommends sealing the opening by eliminating the roof intake.

Estimated Cost: \$ 1,000

- g. Ductwork and VAV boxes were observed to be contaminated with dirt and dust.

Criteria: Maintenance

Recommendations: Replace duct work when the building is renovated.

Estimated Cost: \$150,000

SECTION 6 - ELECTRICAL

6.1 The building is served by two separate electrical services, one for the south, and one for the north. The service voltage is 120/208V - 3Ø/4W/SN. The south building has a newer 1000A switchboard. The north building main service equipment labels were not visible. Recessed fluorescent lighting is used throughout the building for general illumination. A backup power supply is not provided.

6.2 PRELIMINARY CONCLUSION

The existing electrical system is serviceable, but will need to be upgraded when required electrical system modifications are made.

6.3 RECOMMENDATIONS

a. The existing electrical service configuration is non-compliant.



Criteria: Life Safety, Code

Recommendations: The NEC does not allow two separate electrical services in one building. Service disconnects are to be grouped in one location. A shunt trip cannot be used as a service disconnect when the disconnect is in a remote location. Install new exterior service equipment to feed the north and south buildings. This equipment will be installed in conjunction with the backup generator system.

Estimated cost: \$185,000

- b. Safe working clearances are not provided in front of the main electrical equipment in the north building.



Criteria: Life Safety, Code Violation

Recommendations: Remove the maintenance equipment to provide working clearances in accordance with NEC 110.26.

Estimated cost: \$ 2,000

- c. The building is not served by a backup power supply.

Criteria: Owner requirement

Recommendations: Install a backup generator and transfer switch in accordance with the Boruff report.

Estimated cost (Boruff): \$282,000

- d. Exterior lighting is minimal.

Criteria: Life Safety, Owner Requirement

Recommendation: Provide exterior security lighting in accordance with the Boruff report.

Estimated cost (Boruff): \$219,000

- e. CCTV cameras are in minimal locations.

Criteria: Life Safety, Owner Requirements

Recommendation: Install a new CCTV camera system in accordance with the Boruff report.

Estimated cost (Boruff): \$123,000

f. HD card readers are in minimal locations.

Criteria: Life Safety, Owner Requirements

Recommendation: Install a new HID card reader system in accordance with the Boruff report.

Estimated cost (Boruff): \$137,000

g. The fire alarm system is serviceable, but parts are no longer available.



Criteria: Life Safety, Maintenance

Recommendation: Replace the entire fire alarm system.

Estimated Cost: \$ 65,000

h. Light Fixtures



Criteria: Maintenance

Recommendation: The existing light fixtures are beyond their useful life and should be replaced with more efficient fixtures.

Estimated Cost: \$155,000

SECTION 7 – PLUMBING SYSTEM

7.1 GENERAL

The potable water piping is copper. Sanitary piping is a mixture of cast iron and PNC. Hot water is provided with electric water heaters. Plumbing fixtures are vitreous china.



7.2 PRELIMINARY CONCLUSION

The plumbing system is in serviceable condition. The bathrooms are not ADA compliant and will be renovated. All new fixtures and piping will be installed.

7.3 RECOMMENDATIONS

- a. Corrosion was observed on the water heater fittings.



Criteria: Maintenance

Recommendations: Replace the water heater.

Estimated Cost: \$ 1,000

- b. Roof drains were not observed on several lower roofs.



Criteria: Code

Recommendation: Evaluate the roof for proper location and size of roof drains. Modify the drains as required when the roof is replaced.

Estimated Cost: \$ 10,000

SECTION 8 – DEFINITIONS

AHU – Air Handling Unit

BUILDING ENCLOSURE – Synonymous with building envelope. All the elements in a building which separate the air-conditioned space from the exterior. This includes, but is not limited to, roof, walls, windows, doors, and floors.

CONSTRUCTION MANAGER – A management firm, or an individual employed by such a firm, involved in managerial oversight of a construction project. They are normally employed by the owner to coordinate all design and construction processes, including the selection, hiring, and oversight of specialty trade contractors.

CONTINUOUS LOAD – A load where the maximum current is expected to continue for three hours or more. This does not include intermittent or thermostatically controlled equipment.

CONTRACTOR – An entity that performs some form of construction with an active license and insurance.

CU – Condensing Unit

DEHUMDISTAT – A sensing device used to control a dehumidifier.

DEW POINT – The temperature at which air becomes saturated and produces condensation.

ELECTRICAL ENGINEER – A professional engineer who carries a license provided by the state government to practice electrical engineering.

ELECTRONIC DOCUMENT – Any document converted to a computer compatible file. Any originally signed paper document converted into a computer file.

ENVIRONMENTAL TESTING – Sampling and measuring of environmental conditions.

HEAT LOAD CALCULATIONS – Computerized program that is a tool used to estimate air conditioning and heating sizes.

HUMIDISTAT – A sensing device used to control a humidifier.

HVAC – Heating Ventilating and Air Conditioning

INDIVIDUAL BRANCH CIRCUIT – The circuit conductors between the final overcurrent device protecting the circuit and the utilization equipment.

INDOOR AIR QUALITY (IAQ) – A term used to evaluate the quality of the air within a building or enclosed space as related to pollutants that are and/or are not present at a given time.

MECHANICAL – Associated with HVAC and plumbing.

MECHANICAL ENGINEER – A professional engineer who carries a license provided by the state government to practice mechanical engineering.

MEP ENGINEERING SERVICES – The work that is included in the scope of this project done by WA.

ORIGINAL DOCUMENT – A paper document with or without a signature.

POWER QUALITY MONITORING – A device that measures the electrical consumption of a piece of equipment.

PLUMBING – A division of mechanical that encompasses water and gas supply and drainage to the systems within a building.

PROFESSIONAL ENGINEER – A person who carries a license provided by the state government to practice a specific discipline of engineering. Wojcieszak & Associates, Inc. has electrical and mechanical engineers.

RELATIVE HUMIDITY – The amount of water vapor in the air.

SERVICEABILITY – The building or feature is capable of or ready for use. This does not mean the building feature or system is in good condition.

SITE OBSERVATION – A representative from **WA** visits the project and observes the construction, related to the work included in the scope of work for this project for the purpose of determining in general if the work is proceeding in compliance with drawings and specifications. See Chapter 471.005(7), Florida Statutes. Deviations to the MEP documents are noted.

SUSTAINABLE BUILDING – A building that meets the needs of the present without compromising the ability of future generations to meet their own needs.

TEMPERATURE – An environmental condition that can be measured.

TEST AND BALANCE (or) TESTING, ADJUSTING AND BALANCING – A method of measuring and adjusting installed mechanical systems.

TRENDING – Evaluating data for patterns.

WORKING CLEARANCE – NEC 110.26 requires a safe working space in front of electrical equipment that has dimensions of 30” wide, 36” deep and 78” high.

Agenda Item IV.B.: Alternative New Construction Legislative Budget Request (LBR)

The total estimated cost to renovate the Fourth District Court of Appeals (DCA) courthouse in order to remedy mold-related building deficiencies, to comply with the Americans With Disabilities Act, and to correct life safety deficiencies identified in a United States Marshals' Service security assessment, is \$7,243,000.

Rather than asking the Legislature to approve over \$7 million in taxpayer costs to renovate a 44-year-old building (which may continue to deteriorate in other areas over time), the Fourth DCA seeks to construct a new courthouse at a better-located site in a publicly acceptable and fiscally responsible manner, partially offset by the public bid sale of the land upon which the Fourth DCA sits.

With the Supreme Court's approval, the Fourth DCA requested a respected local appraiser/broker to provide the court with an analysis identifying: (1) his opinion of value of the land upon which the Fourth DCA sits; (2) an analysis of possible new sites and their cost to purchase; and (3) an analysis of new construction costs for the same size courthouse.

The appraiser/broker's attached report opines: (1) the value of the land upon which the Fourth DCA sits is between \$3.2 and \$3.4 million; (2) the cost to purchase a new site is approximately \$3.3 million (with a possible zero cost by moving to a vacant state-owned property); and (3) the cost to construct the same size courthouse is \$8,437,479, which can be built in 24 months. Thus, the total amount of this LBR for constructing a new courthouse, adding DMS fees of 10%, is \$12,581,228. This total assumes that the current property occupied by the Fourth DCA will not be sold and therefore, provide no funding for the project.

The useful life of new construction is substantially greater than that of a renovated building by decades, and will result in immediate savings in operational and maintenance costs. It also will provide a safe and secure work environment for court personnel. These benefits, coupled with the advantages to the public by relocating the Fourth DCA to a better-located site with commuter rail access, creating construction jobs on a new building project, and generating economic activity and tax revenue at the Fourth DCA's current site, make new construction an optimal investment of taxpayer dollars.

Construction Costs	\$ 8,035,695
Land Fee	\$ 3,300,000
Contingency Fee	\$ 401,785
DMS Fee	<u>\$ 843,748</u>

Budget Request Total: \$12,581,228 (non-recurring)

Final BOV & Site Analysis Report

Table of Contents

Broker Opinion of Value

- Cover Letter
- Property Location Map & Information
- Comparable Sales
- Redevelopment Analysis

Site Evaluation

- Cover Letter
- Site Evaluation & Property Overview
- Analysis of Construction Costs
- Timeline

Broker Opinion of Value

For

1525 Palm Beach Lakes Blvd.

January
2014

January 9, 2014

Judge Jonathan Gerber
Florida's Fourth District Court of Appeal
1525 Palm Beach Lakes Blvd.
West Palm Beach, FL 33401
gerberj@flcourts.org

Dear Honorable Judge Gerber,

At your request, we have undertaken a study to determine the value of the property that currently houses the Fourth District Court of Appeals, located at 1525 Palm Beach Lakes Blvd., in West Palm Beach, Florida. Based on a physical tour and inspection of the existing facilities, we determined that the current structure has no value in the market place. This observation was based on the following factors:

- The building plan and design is not adaptable to alternative uses
- The building is approaching the end of its useful life
- Alternative development would yield the highest and best use

Accordingly, we have provided this opinion based on the land value. In order to determine value, we employed both a comparable sales approach, using data on recent land sales in Palm Beach County, and a re-development analysis, which allows us to determine the land component value of a new development on the site. Both methodologies returned very similar results, within 7%. Thus, we have a high degree of confidence that the property, if priced per the Broker Opinion of Value, would sell, and further, that this price reflects what the marketplace would pay under normal terms and conditions.

Sincerely,



Neil Merin, SIOR, CCIM
Chairman

January 9, 2014

Judge Jonathan Gerber
Florida's Fourth District Court of Appeal
1525 Palm Beach Lakes Blvd.
West Palm Beach, FL 33401
gerberj@flcourts.org

Dear Honorable Judge Gerber,

Per your request, below please find the result of the valuation of the property identified below.

1525 Palm Beach Lakes Blvd.

Address: 1525 Palm Beach Lakes Blvd.
Size: 170,000 SF land with 36,392 SF of building
Zoning: OC - Office Commercial (74-WEST PALM BEACH)

Comparable Sales Value: \$3,445,900

Redevelopment Value: \$3,200,000

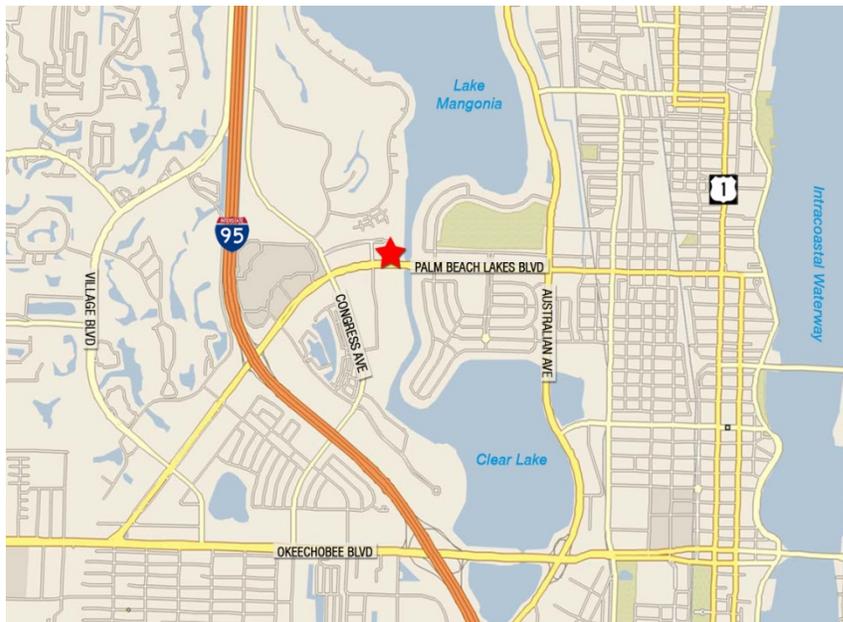
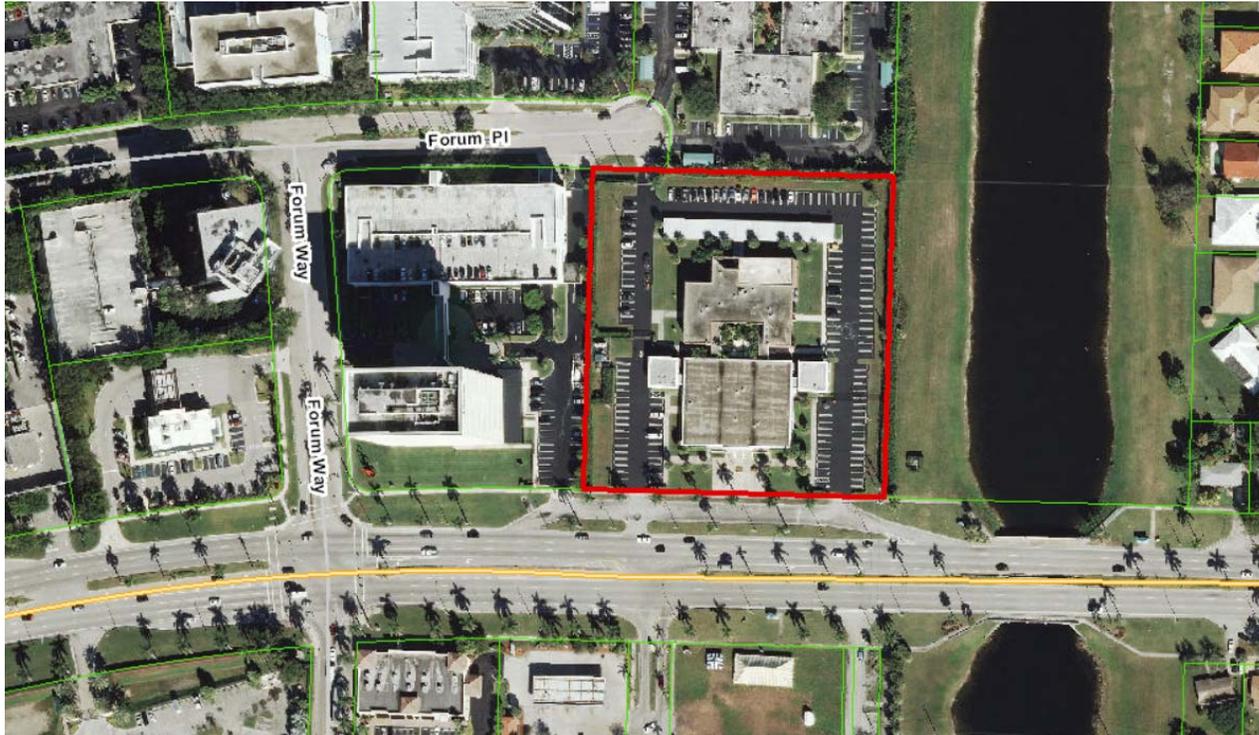
Broker Opinion of Value: \$3,400,000

Property Location Map & Information



1525 Palm Beach Lakes Blvd.

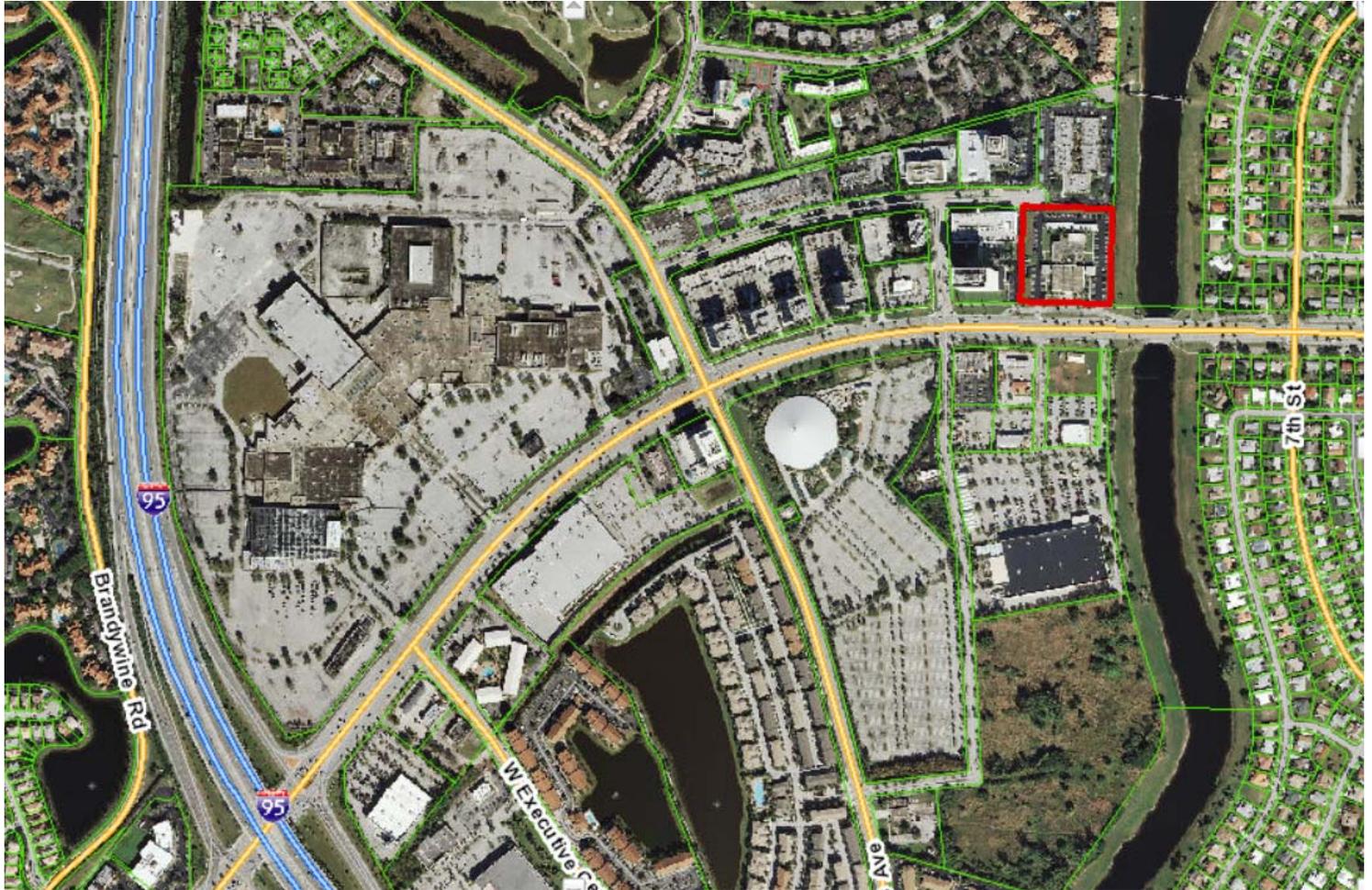
Property Overview



Property Type:	Office
PCN#:	74-43-43-17-00-000-7030
Lot Size:	3.9 Acres
Zoning:	OC - Office Commercial (74- WEST PALM BEACH)

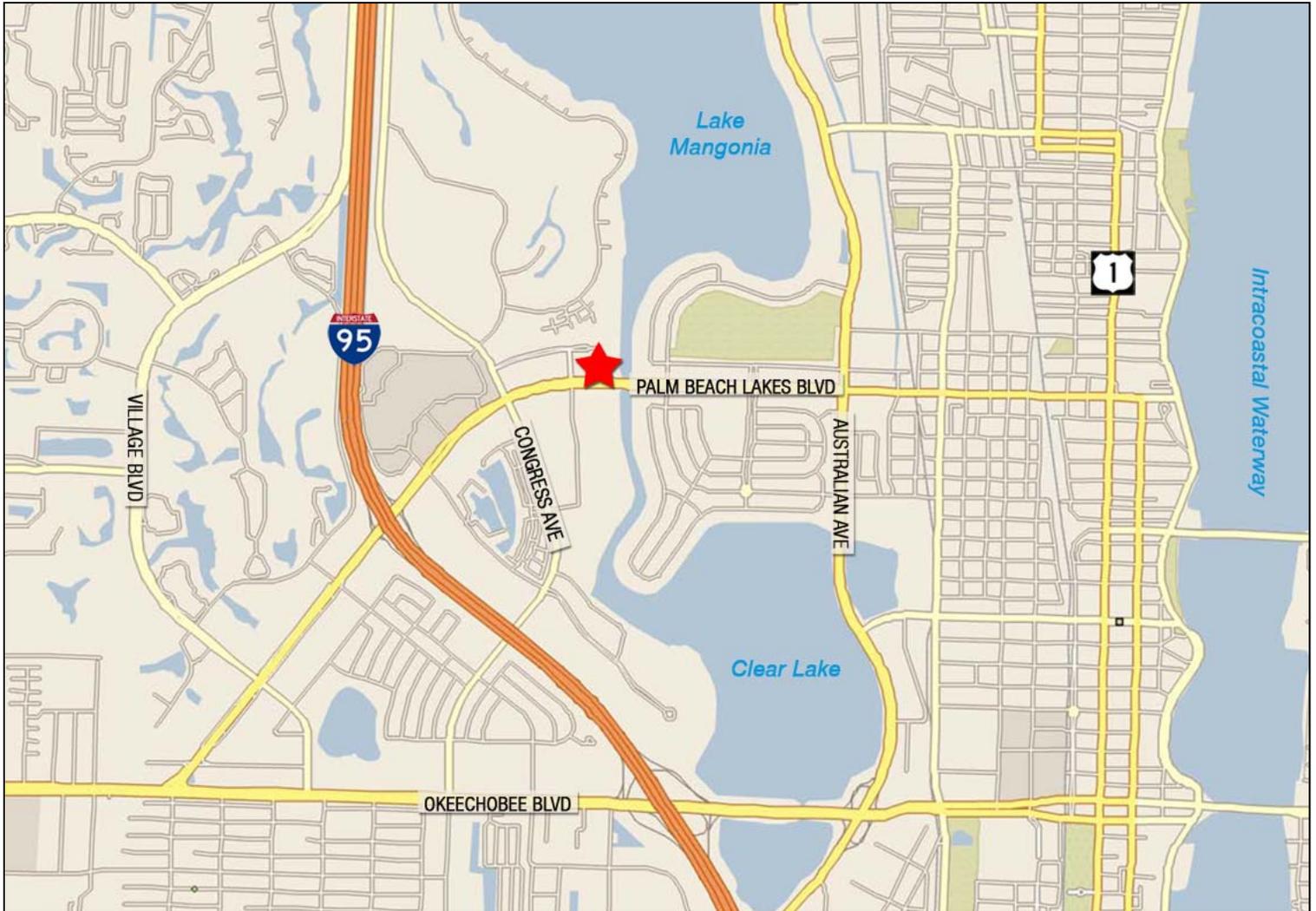
1525 Palm Beach Lakes Blvd.

Aerial Photo



1525 Palm Beach Lakes Blvd.

Location Map



Comparable Sales



Comparable Sales Valuation

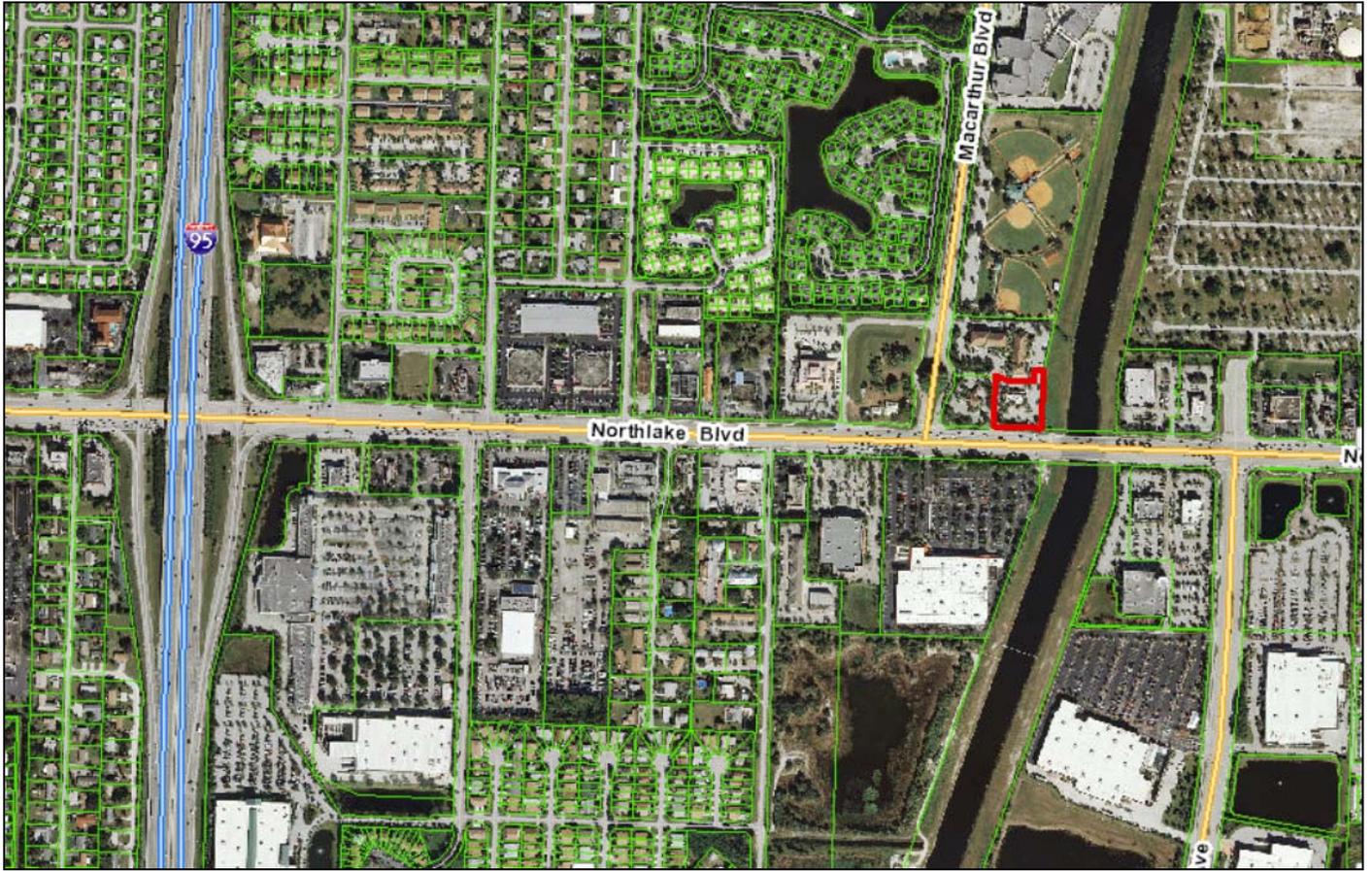
We have located 4 completed sales and one pending contract, for sales of comparable properties. The average price per square foot of these five comparables is \$20.83. Applying this value to the subject property yields valuation of \$3,445,900.

Information on the comparables follows on the next page.

Address	Size	Price	Price Per SF	Sale Date
3301 Northlake Blvd. Palm Beach Gardens, FL	1.11 Acres	\$1,100,000	\$22.70	June 2013
1096 Indiantown Rd. Jupiter, FL	1.4 Acres	\$1,190,000	\$19.51	June 2013
4688 Main Street Jupiter, FL	2.78 Acres	\$2,500,000	\$20.57	January 2013
Southern Blvd. West Palm Beach, FL	1.55 Acres	\$1,200,000	\$17.75	December 2012
1560 Palm Beach Lakes West Palm Beach, FL	1.08 Acres	\$1,400,000	\$20.83*	Under Contract
		Average	\$20.27	

* Adjusted Value

Comparable - 1



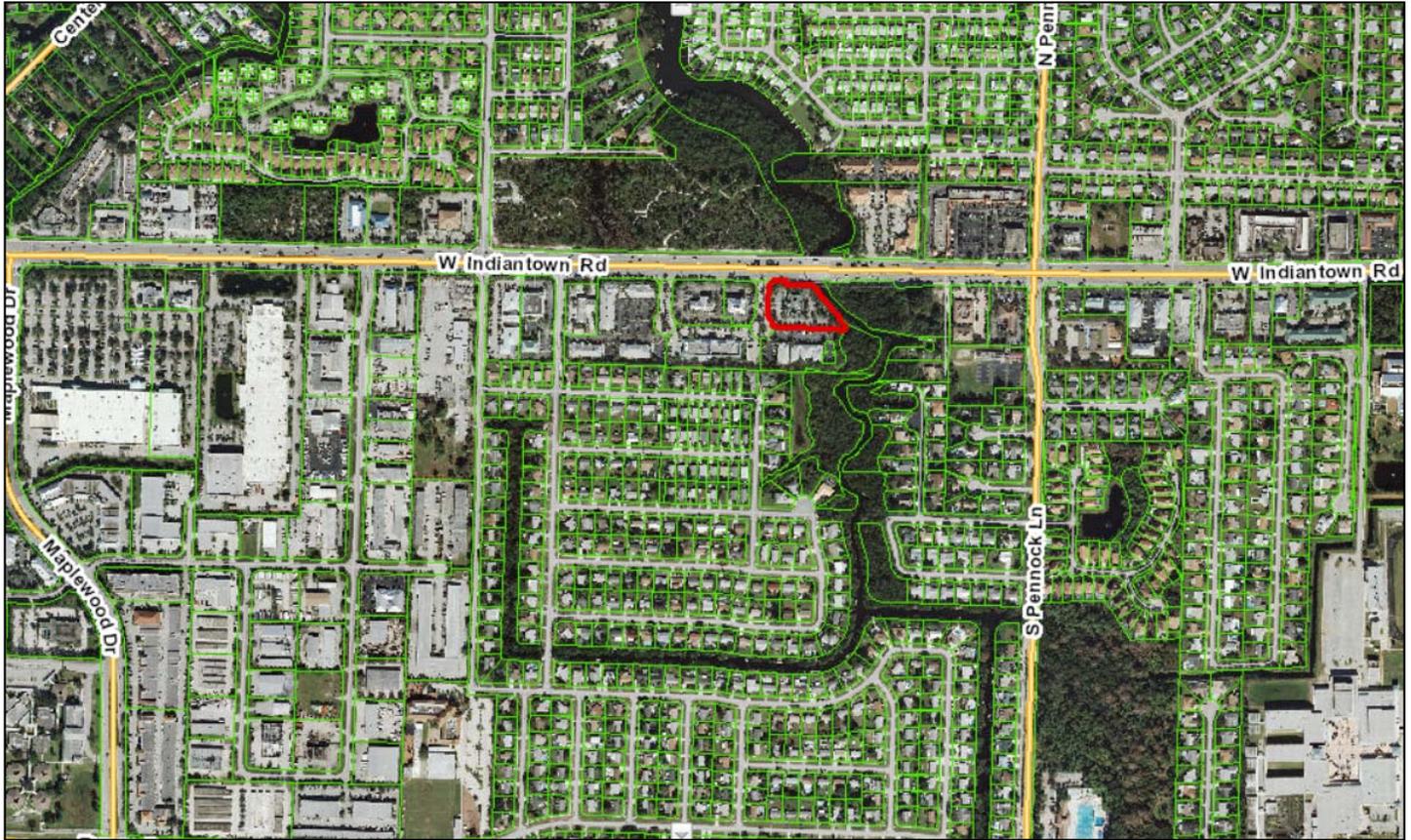
3301 Northlake Blvd. - Sold June 2013

Sale Price = \$1,100,000 (\$22.70 per square foot)

Sale Type = Restaurant

Size = 1.11 acres (48,458 square feet)

Comparable - 2



1096 Indianatown Road - Sold June 2013

Sale Price = \$1,190,000 (\$19.51 per square foot)

Sale Type = Restaurant

Size = 1.4 acres (60,984 square feet)

Comparable - 3



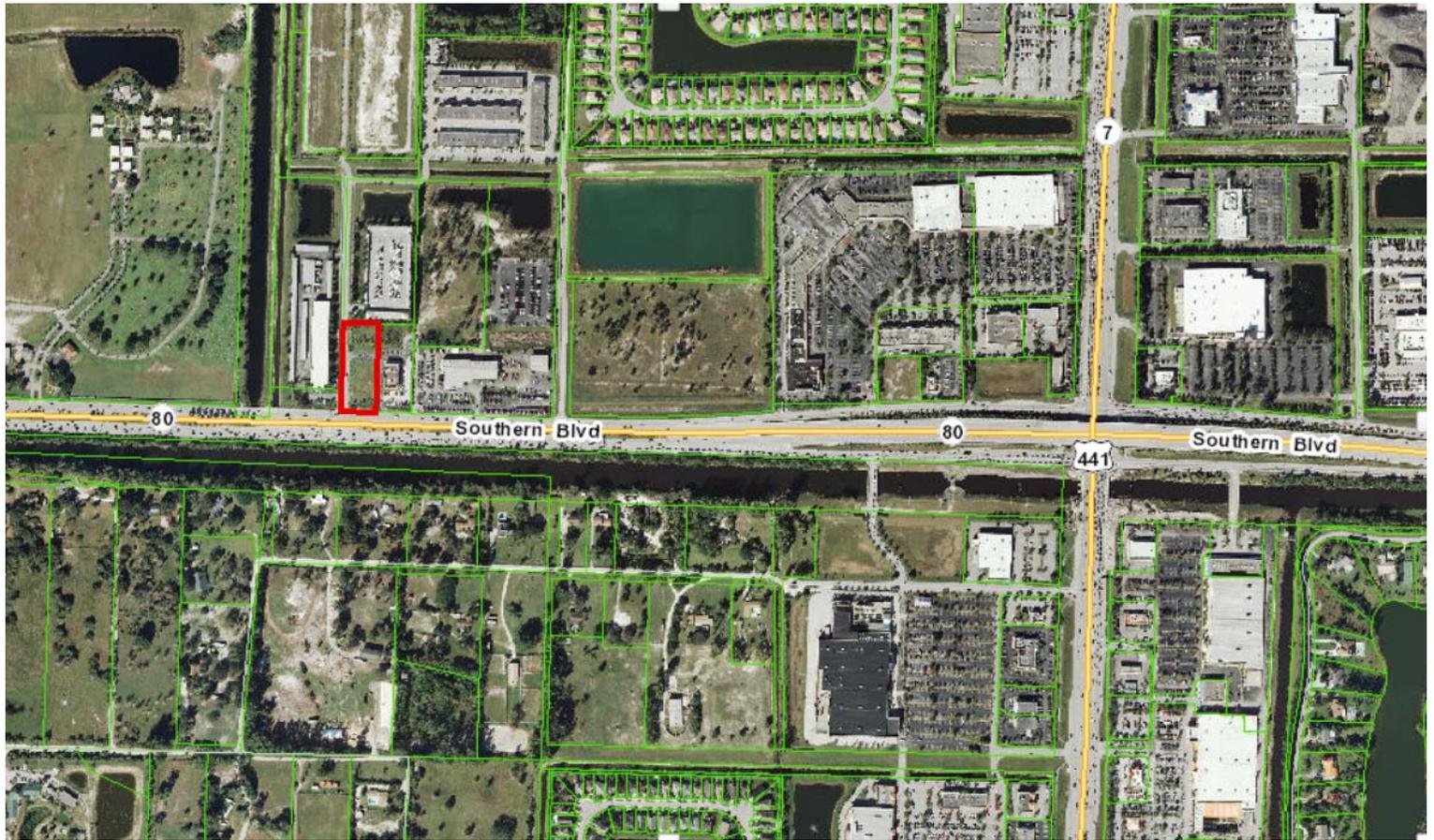
4688 Main Street - Sold January 2013

Sale Price = \$2,500,000 (\$20.57 per square foot)

Sale Type = Hotel Development

Size = 2.78 acres (121,532 square feet)

Comparable - 4



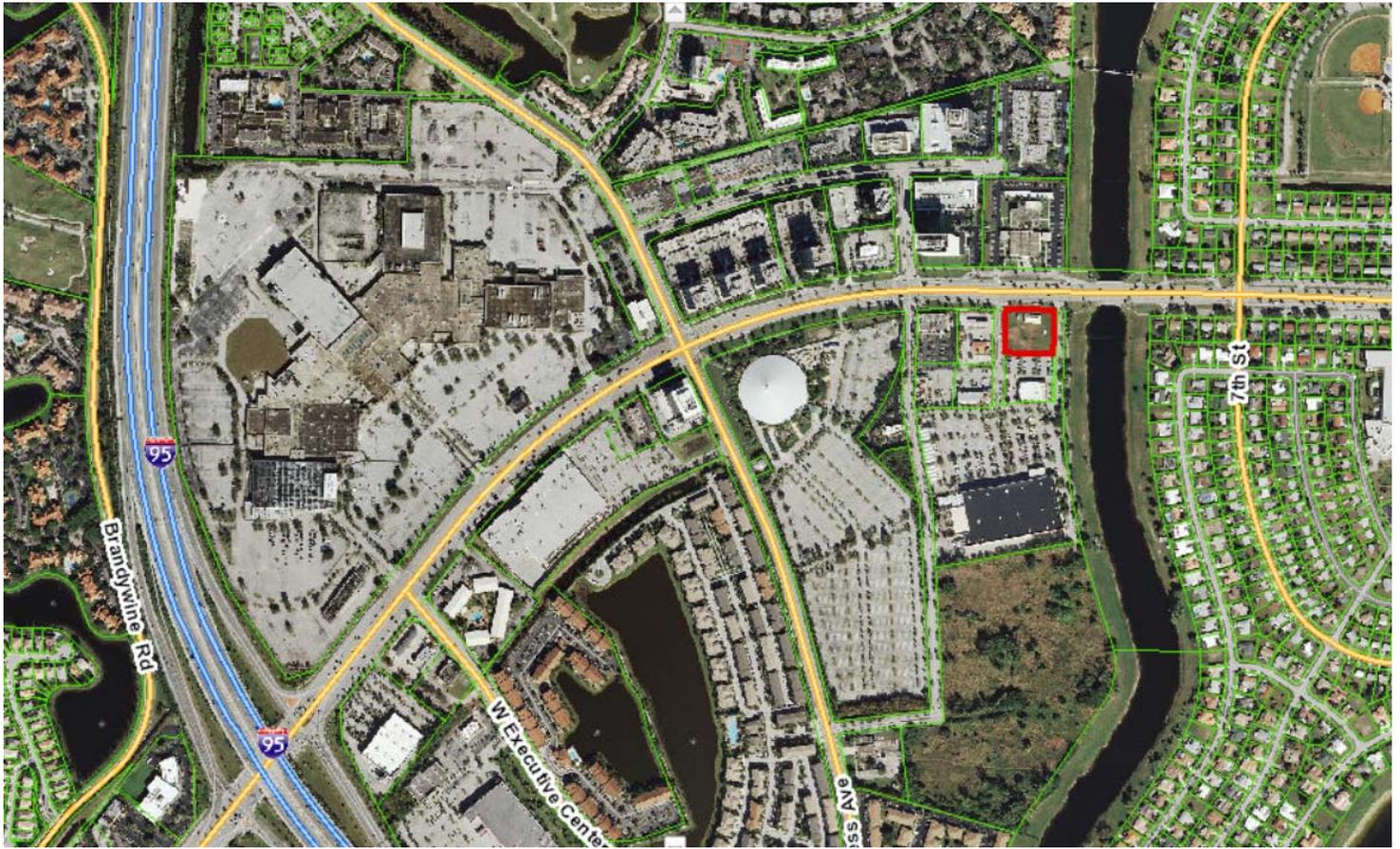
Southern - Sold December 2012

Sale Price = \$1,200,000 (\$17.75 per square foot)

Sale Type = Auto Parts Development

Size = 1.55 acres (67,579 square feet)

Comparable - 5



1560 Palm Beach Lakes - Under Contract

Contract Price = \$1,400,000 (\$29.75 per square foot)

Sale Type = Office

Size = 1.08 acres (47,044.80 square feet)

Broker's adjusted downward 30% due to shared parking and cross access.

Adjusted Value = \$20.83 per square foot

Redevelopment Analysis

Opinion of Value

Redevelopment Analysis:

A quick model to determine the site value indicates a potential development of $\pm 60,000$ square feet of new office space, or $\pm 40,000$ square feet of retail space (2 story versus 1 story) can be built on the site without the requirement of a parking garage. Using our knowledge of construction costs, rental rates, and financing terms, we can estimate a value for the land after all other costs are calculated.

Office Development:

Size:	60,000 SF – 2 story
Shell Cost:	\$6,540,000 (\$109.00/SF)
Site Work + Soft Cost:	\$1,275,000 (\$22.00/SF)
Interior Improvements:	\$2,700,000 (\$45.00/SF)
Marketing + Carry:	\$850,000 (\$14.00/SF)
Total Costs:	\$11,400,000 (\$190.00/SF) without land
Projected Net Operating Income:	\$913,350 (87% occupancy at \$17.50 NNN)
Debt Service:	(\$570,000) (5% constant debt service on 100% of costs)
Return Attributable to Land:	\$343,350
Value of Land:	\$3,433,500 (at 10% CAP Rate)

Opinion of Value

Retail Development:

Size:	40,000 SF – 1 story
Shell Cost:	\$3,560,000 (\$89.00/SF)
Site Work + Soft Cost:	\$1,500,000 (\$25.00/SF)
Interior Improvements:	\$1,500,000 (\$25.00/SF)
Marketing + Carry:	\$560,000 (\$14.00/SF)
Total Costs:	\$7,120,000 (\$178.00/SF) without land
Projected Net Operating Income:	\$648,000 (90% leased at \$18.00 NNN)
Debt Service:	(\$356,000) (5% constant debt service on all costs)
Return Attributable to Land:	\$292,000
Value of Land:	\$2,920,000 (at 10% CAP Rate)

**Range of Values Based on Office or Retail Development
\$3,000,000 - \$3,400,000**

Site Evaluation

January
2014

January 9, 2014

Judge Jonathan Gerber
Florida's Fourth District Court of Appeal
1525 Palm Beach Lakes Blvd.
West Palm Beach, FL 33401
gerberj@flcourts.org

Dear Honorable Judge Gerber,

At the request of the Court, we have prepared a three part review and analysis covering site acquisition and construction of a new Courthouse for the Fourth District Court of Appeals. The report covers i) available sites and estimated costs, ii) construction cost estimates, and, iii) time frames to complete a new location.

Based on our investigation, we concluded that the Court can acquire a suitable site, obtain local building approval, and complete construction of a new ±36,000 square foot Courthouse within a 24 month period, at a total cost of \$11,747,479.

In the first section of the attached report, we have conducted a review of potential locations specified by the Court, an analysis of other available sites, and a study of sold and for sale comparable land parcels. On the basis of this review, we estimate that an appropriate site would incorporate approximately 1.25 acres to accommodate a two story, 36,000 square foot Courthouse (with onsite parking), we further estimate the cost of acquiring such a site within the downtown West Palm Beach area, proximate to public transportation, at this time will cost ±\$3,300,000.

In the second section of the report, we have reviewed the published cost to construct a half dozen new Courthouses, all of which have been completed (or under construction) since 2001. This information was compared to current construction estimates on standard office buildings ¹, and inflation adjustments. From this analysis, we estimate a new Courthouse can be completed for \$8,437,479 (please note that this figure does not include furniture, fixtures, equipment, or moving costs).

The third section of the report is a simple timeline estimate, which indicates the period required for each phase of the project, and the estimated costs to be expended during that period. As stated previously, we are showing a 24 month schedule to complete, assuming a continuous work flow.

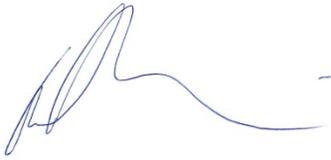
¹ Modified to reflect Court requirements

January 9, 2014

Judge Jonathan Gerber
Florida's Fourth District Court of Appeal
1525 Palm Beach Lakes Blvd.
West Palm Beach, FL 33401
gerberj@flcourts.org

We are pleased to have been given the opportunity to work with the Court on this phase of a possible project. Please feel free to contact the undersigned with any questions or comments.

Sincerely,



Neil Merin, SIOR, CCIM
Chairman

Site Evaluation

The Court identified five sites for investigation and valuation estimate. The following report provides information and availability status, along with valuation where possible, of these five sites. Additionally, we identified additional possible sites and tracked three recent sales and one active listing in the immediate area in order to establish a pricing estimate for ± 1.25 acres required to build a $\pm 36,000$ square foot Courthouse and attendant parking.

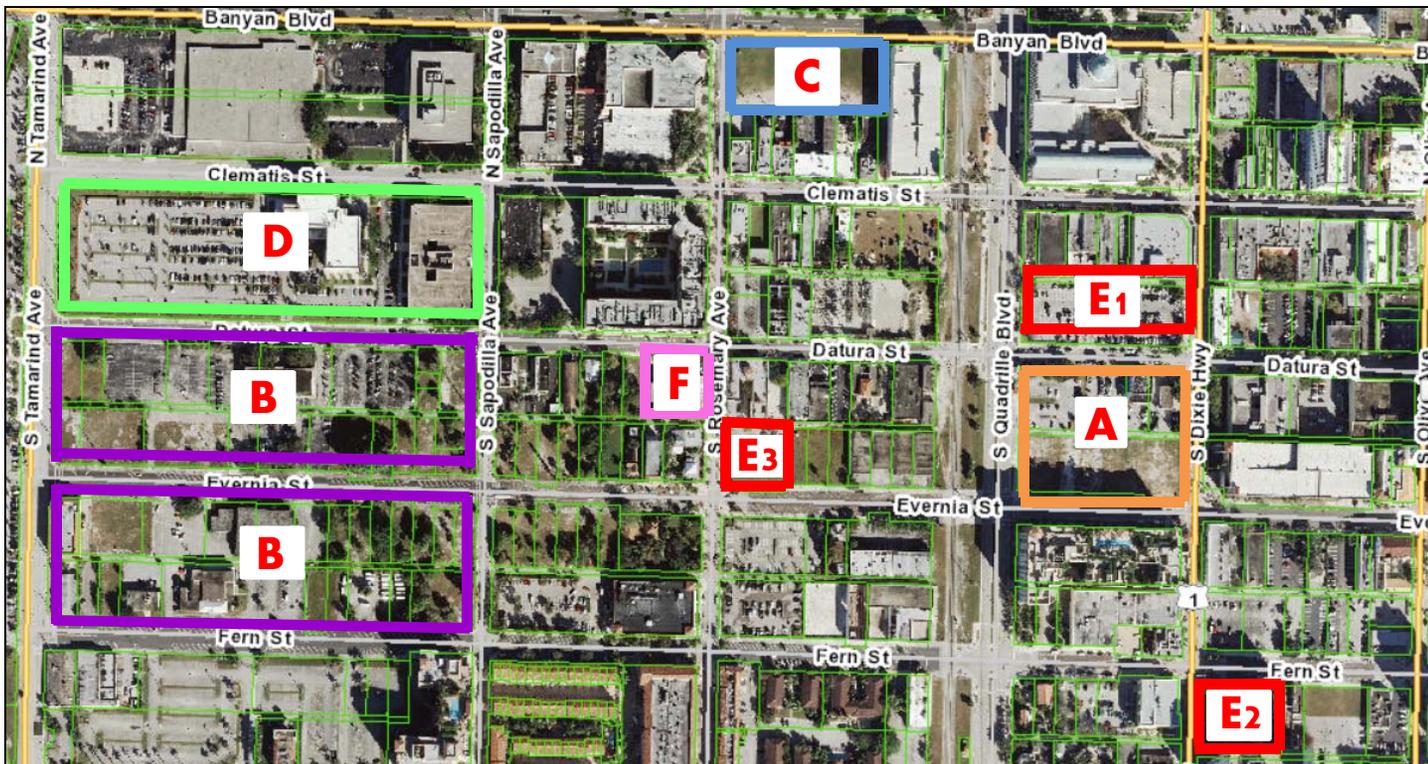
Of the sites identified by the Court, sites #2 and #4 (identified as “A”) and sites #3 and #5 (identified as “B”) are not available for purchase in the configuration sought by the Court. The reasons for this are identified herein. Site #1 ownership did provide a price and is available (identified as “C”).

An additional, highly viable site was identified in a portion of the entire block owned by the State of Florida, Internal Improvement Trust Fund (“TITF”), (identified as “D”). The eastern 65% of this site is improved with the State Regional Service Center office building and the Palm Beach County Health Department. The western portion of the site, which fronts N. Tamarind Ave., facing the West Palm Beach Intermodal Station (Tri-Rail and Bus). This portion of the State Owned block is currently paved, but can be developed. We estimate that ± 1.7 acres of the entire 6.93 acre site are available for future development. Use of State owned property is governed by Title XVIII, Chapter 253 of the Florida Statutes, specifically section 253.03. The text of the specific statute is attached hereto as an exhibit to this section.

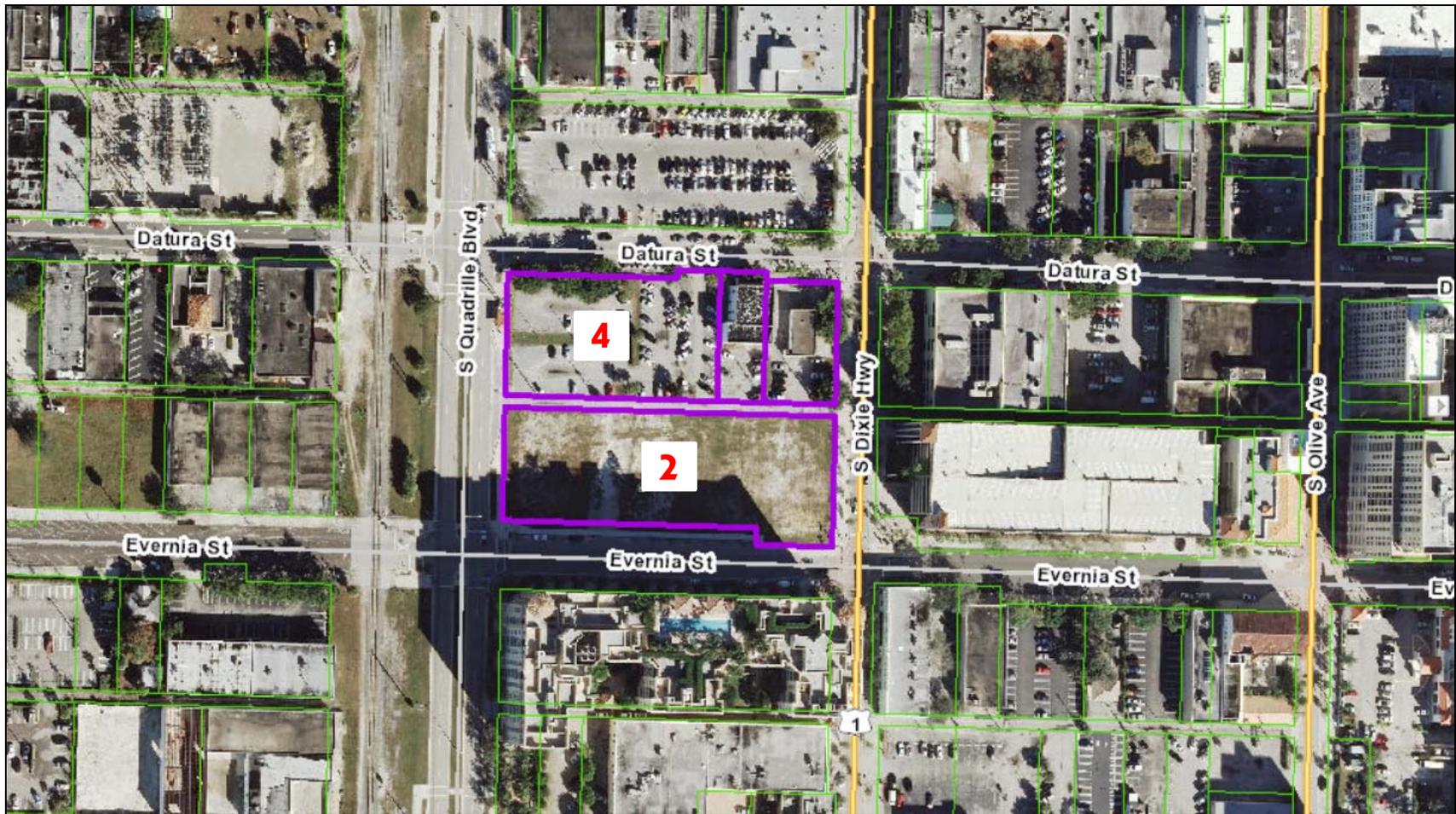
After reviewing the offered site (C) and recent sales and listings (E and F), we are able to estimate land cost values for ± 1.25 acres at \$3,300,000.00

Property Overview

- A. Site # 2 and # 4 on initial inquiry report
- B. Site # 3 and # 5 on initial inquiry report
- C. Site # 1 on initial inquiry report
- D. Possible Development Site owned by State of Florida
- E. Recent Sales Comparables (E1, E2, E3)
- F. For Sale Comparable



A. Site # 2 and site # 4 are both portions of a full block assemblage, completed in 2006. Value was added in 2007 by the single owner applying for, and receiving, the right to abandon the alley that bisects the middle of the block from East to West. There is a significantly greater value to the entire block as a whole unit than any individual or group of parcels within the block. The entire ±2.5 acre site is currently listed for sale at \$6,500,000 (\$59.68 per SF).



B. Site # 3 and site # 5

Five of the seven parcels identified in these two sites are owned by Palm Beach County. The other two are owned by an entity controlled by Michael Masanoff. Mr. Masanoff was attempting to acquire enough parcels within this block to create a Transportation Oriented Development, using County owned land as part of the development scheme. His plans were stymied last year when Jeff Green acquired the largest portion of the block from The American Red Cross. Mr. Green subsequently acquired the Eastern portion of this block and the block to the North from a lender. Highly confidential discussions are currently underway between Mr. Green and Palm Beach County (PRIM) to swap holdings in a manner that would allow each of them to have a larger, contiguous portion of each block. Mr. Green will control most of the Southern block, and Palm Beach County the Northern block. As part of the process of effecting the swap, Palm Beach County has issued a Request for Proposals (RFP) for six parcels in the Southern block (between Evernia Street and Fern Street). It is anticipated that the swap(s) between Mr. Green and the County will take place in the second quarter of 2014.

Note: Both blocks (B1 & B2) are bisected by an East/West dedicated alley.

Palm Beach County

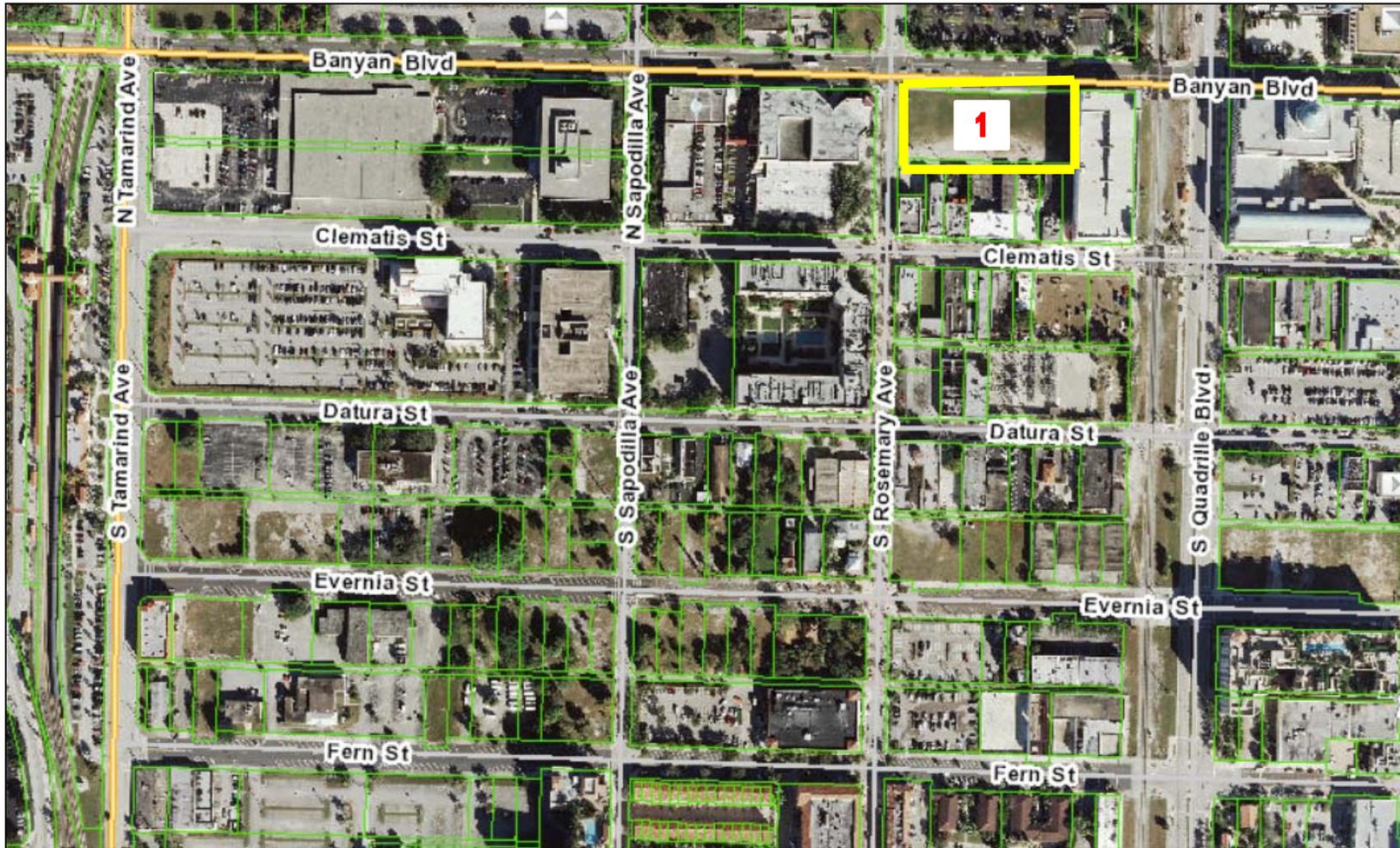
Mr. Green

Mr. Masanoff

Barry Singer



C. Site # 1 is available for sale without a current asking price. The Fund will accept \$3,500,000 (\$64.27 per SF) for this site. It is unencumbered and zoned for office use.



D. The State of Florida owns an entire block of property bounded by Clematis Street on the North, Datura Street on the South, South Sapodilla Ave. on the East, and Tamarind Ave. on the West. The Eastern 1/3 of the site houses the State Regional Services Center building. The middle 1/3 is occupied by the Department of Health. The Western 1/3, fronting Tamarind Ave., is improved with a parking lot, but can be developed. No price is available for this site, as the State has restricted it to State of Florida use only.



E. Sale Comps:

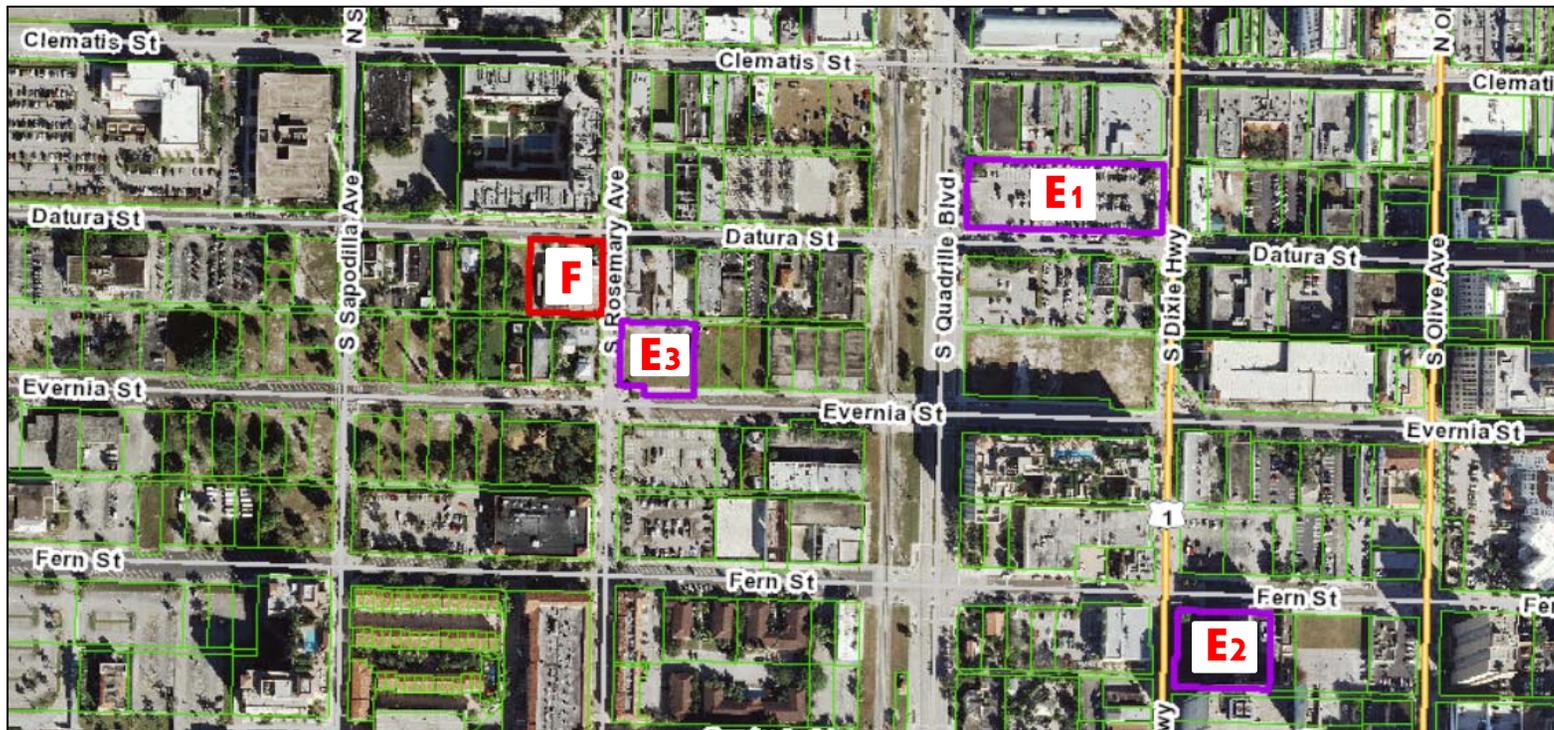
E1. 401 Datura Street
57,064 SF (1.31 acres)
Sale Date: 07/08/2013
Sale Price: \$3,500,000 (\$61.34 per SF)

E2. 326-331 Fern Street
30,928 SF (.71 acre)
Sale Date: 02/07/2011
Sale Price: \$1,250,000 (\$40.42 per SF)

E3. 214 Rosemary Ave.
Sale Date: 12/10/2012
22,216 SF (.51 acre)
Sale Price: \$1,300,000 (\$59.06 per SF)

F. Listing Comp:

600-601 Datura Street
±30,000 SF (3/4 acre)
List Price: \$2,300,000 (76.67 per SF)



Pricing Matrix for Estimated CBD Sites

<u>Parcel</u>	<u>Per SF</u>
A	\$59.68 (whole block)
B	N/A (swap)
C	\$64.27 (Banyan)
D	N/A (State of Florida)
E1	\$61.34 (Sale Comp)
E2	\$59.06 (Sale Comp)
E3	\$40.42 (Sale Comp)
F	<u>\$76.67 (600 Datura Street)</u>

Raw Average = \$60.24 per SF (or \$2,625,000 per acre)

Assume 1.25 acres x \$2,625,000 = ±3,300,000 estimated land cost

Analysis of Construction Costs

In order to estimate the cost of constructing a new Courthouse, we have reviewed the Construction costs of six Courthouses across the United States, of which five were constructed between 2001 and 2013, and one currently under construction. These comparables varied in size, complexity, and architectural significance. The closest comparable Courthouse construction in size and possible architectural significance was completed in 2001 (Gretna, LA), and we have provided an estimated cost inflation, calculated by applying CPI price index increases to the original, 2001, construction pricing.

In addition, we have, within the last the last 60 days, completed the current pricing for development and construction of a 165,000 new office building for a site about 10 miles north of downtown West Palm Beach. We have extrapolated this current information, and adjusted for a $\pm 36,000$ square foot office building. Because we had access to this information, we are able to provide a more detailed breakdown of these cost than was possible in reviewing comparable Courthouse construction numbers. To this breakdown, we added components by allowance for interior improvements (walls, doors, bathrooms, etc..) specialty items (security, Courtroom, etc..), and a contingency.

The result is an estimated cost to build and equip a $\pm 36,000$ square foot Courthouse of \$8,437,479, exclusive of furniture, fixtures, and equipment. The following starts with a detailed breakdown of development costs, followed by an analysis of comparable Courthouse costs, and a reconciliation of the information with a final estimate of development and construction.

Analysis of Construction Costs:

We were fortunate to have access to a recently estimated cost of new construction for a proposed office building in Palm Beach Gardens, FL., about 10 miles north of downtown West Palm Beach. A broad breakdown of those costs, restated to reflect the proposed new Courthouse of ±36,000 square feet, is as follows:

<u>Hard Costs:</u>		
Building Shell (36,000 SF)	\$	3,500,000
Parking structure (20 cars)	\$	400,000
Site work & landscaping (1.25 acres)	\$	145,000
Lobby finishes	\$	50,000
Hard Cost Contingency @ 3%	\$	125,000
 Sub Total Shell	 \$	 4,220,000
<u>Soft Costs:</u>		
Architectural & Engineering	\$	198,000
Specialty Consultant	\$	30,000
Environmental, Bldg Insp, Appraisal	\$	20,700
LEEDS Certification	\$	50,000
Legal Fees - Misc.	\$	50,000
<u>Impact Fees:</u>		
Fire Protection & EMS	\$	25,375
Public Buildings	\$	12,351
Radon	\$	1,250
Utility Fees	\$	40,000
Misc. Fees	\$	25,000
Project Management (incl payroll taxes, benefits, bonuses)	\$	100,000
Construction Consulting	\$	35,000
Trailer Expenses	\$	30,000
Building Permits	\$	40,000
 Sub Total Soft costs	 \$	 657,676
Soft Cost-Contingency @ 3.5%	\$	23,019
 sub total	 \$	 680,695
<hr/>		
Total Shell Costs	\$	4,900,695 (\$136.13 per SF)
 Artwork*	 \$	 35,000
Interior Improvements	\$	2,600,000
Allowance for Special Items (Security, Courtroom)	\$	500,000
 Total	 \$	 8,035,695
5% Contingency	\$	401,784.73
Grand Total	\$	8,437,479 (\$234.37 per SF)

*Per Section 255.043 (1) Florida Statutes

The most comparable Courthouse, in size and nature, is the Fifth Circuit Court of Appeals in Gretna, LA. This building was completed in 2001 at a cost of \$133.23. By applying an inflation rate based on the Consumer Price Index (CPI), an estimate of comparable cost in 2013 dollars would be \$175.33 per SF.

A correlation of all the construction cost studied is summarized as follows:

New Office Building estimate: \$234.37 per SF

Average Construction Cost of Six Courthouses: \$215.10 per SF

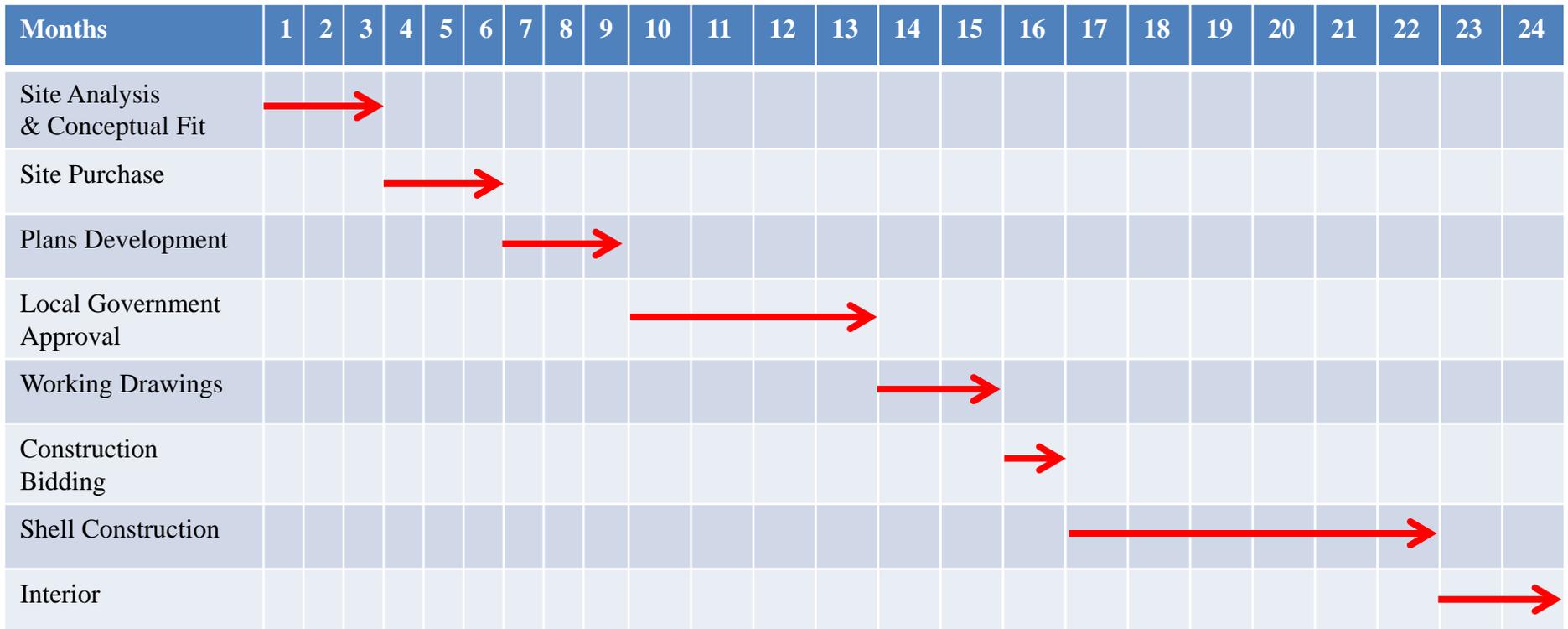
Inflated Cost of Comparable Courthouse
Built in 2001, adjusted for inflation: \$175.33 per SF

The range of values is closely grouped. Based on the fact that the General Office Building was based on actual construction bids and estimates within the last 60 days, we feel this is an accurate estimate of construction costs at this time for a 36,000 square foot Courthouse in West Palm Beach.

$$\$234.37 \times 36,000 = \$8,437,479$$

Timeline

Projected Construction and Developments Costs Timeline



Projected Construction and Developments Costs

		Timeframe	Cost	
Site Acquisition	{	Site Analysis & Conceptual Fit	90 Days	\$10,000
		Site Purchase	90 Days	\$3,300,000
Site Plan Approval	{	Plans Development	90 Days	\$50,000
		Local Governmental Approval	120 Days	\$50,000
Pre-Construction	{	Working Drawings	60 Days	\$178,000
		Construction Bidding	30 Days	\$0
		Construction	180 Days	\$8,159,479
		TOTAL	24 Months	\$11,747,479

Exhibit to Site Analysis

The 2013 Florida Statutes
Title XVIII
PUBLIC LANDS AND PROPERTY

Chapter 253
STATE LANDS

253.03 Board of trustees to administer state lands; lands enumerated.—

- (1) The Board of Trustees of the Internal Improvement Trust Fund of the state is vested and charged with the acquisition, administration, management, control, supervision, conservation, protection, and disposition of all lands owned by, or which may hereafter inure to, the state or any of its agencies, departments, boards, or commissions, excluding lands held for transportation facilities and transportation corridors and canal rights-of-way, spoil areas and lands required for disposal of materials, or borrow pits; any land, title to which is vested or may become vested in any port authority, flood control district, water management district, or navigation district or agency created by any general or special act; and any lands, including the Camp Blanding Military Reservation, which have been conveyed to the state for military purposes only, and which are subject to reversion if conveyed by the original grantee or if the conveyance to the Board of Trustees of the Internal Improvement Trust Fund under this act would work a reversion from any other cause, or where any conveyance of lands held by a state agency which are encumbered by or subject to liens, trust agreements, or any form of contract which encumbers state lands for the repayment of funded debt. Lands vested in the Board of Trustees of the Internal Improvement Trust Fund shall be deemed to be:
 - (a) All swamp and overflowed lands held by the state or which may hereafter inure to the state;
 - (b) All lands owned by the state by right of its sovereignty;
 - (c) All internal improvement lands proper;
 - (d) All tidal lands;
 - (e) All lands covered by shallow waters of the ocean or gulf, or bays or lagoons thereof, and all lands owned by the state covered by fresh water;

- (f) All parks, reservations, or lands or bottoms set aside in the name of the state, excluding lands held for transportation facilities and transportation corridors and canal rights-of-way;
 - (g) All lands which have accrued, or which may hereafter accrue, to the state from any source whatsoever, excluding lands held for transportation facilities and transportation corridors and canal rights-of-way, spoil areas, or borrow pits or any land, the title to which is vested or may become vested in any port authority, flood control district, water management district, or navigation district or agency created by any general or special act.
- (2) It is the intent of the Legislature that the Board of Trustees of the Internal Improvement Trust Fund continue to receive proceeds from the sale or disposition of the products of lands and the sale of lands of which the use and possession are not subsequently transferred by appropriate lease or similar instrument from the board of trustees to the proper using agency. Such using agency shall be entitled to the proceeds from the sale of products on, under, growing out of, or connected with lands which such using agency holds under lease or similar instrument from the board of trustees. The Board of Trustees of the Internal Improvement Trust Fund is directed and authorized to enter into leases or similar instruments for the use, benefit, and possession of public lands by agencies which may properly use and possess them for the benefit of the state. The board of trustees shall adopt by rule an annual administrative fee for all existing and future leases or similar instruments, to be charged agencies that are leasing land from it. This annual administrative fee assessed for all leases or similar instruments is to compensate the board for costs incurred in the administration and management of such leases or similar instruments.
 - (3) The provisions of s. 270.11, requiring the board of trustees to reserve unto itself certain oil and mineral interests in all deeds of conveyances executed by the board of trustees, shall not have application to any lands that inure to the board of trustees from other state agencies, departments, boards, or commissions under the terms and provisions of this act.
 - (4) It is the intent of the Legislature that, when title to any lands is in the state, with no specific agency authorized by the Legislature to convey or otherwise dispose of such lands, the Board of Trustees of the Internal Improvement Trust Fund be vested with such title and hereafter be authorized to exercise over such lands such authority as may be provided by law.
 - (5) It is the specific intent of the Legislature that this act repeal any provision of state law which may require the Board of Trustees of the Internal Improvement Trust Fund to pay taxes or assessments of any kind to any state or local public agency on lands which are transferred or conveyed to the Board of Trustees of the Internal Improvement Trust Fund under the terms of this act and which at the time of the passage of this act are entitled to tax-exempt status under the constitution or laws of the state.

- (6) Commencing September 1, 1967, all land held in the name of the state or any of its boards, departments, agencies, or commissions shall be deemed to be vested in the Board of Trustees of the Internal Improvement Trust Fund for the use and benefit of the state. By October 1, 1967, any board, commission, department, or agency holding title to any state lands used for public purpose shall execute all instruments necessary to transfer such title to the Board of Trustees of the Internal Improvement Trust Fund for the use and benefit of the state, except lands which reverted to the state under the provisions of chapter 18296, Laws of Florida, 1937, commonly known and referred to as the “Murphy Act.”
- (7)(a) The Board of Trustees of the Internal Improvement Trust Fund is hereby authorized and directed to administer all state-owned lands and shall be responsible for the creation of an overall and comprehensive plan of development concerning the acquisition, management, and disposition of state-owned lands so as to ensure maximum benefit and use. The Board of Trustees of the Internal Improvement Trust Fund has authority to adopt rules pursuant to ss. 120.536(1) and 120.54 to implement the provisions of this act.
- (b) With respect to administering, controlling, and managing sovereignty submerged lands, the Board of Trustees of the Internal Improvement Trust Fund also may adopt rules governing all uses of sovereignty submerged lands by vessels, floating homes, or any other watercraft, which shall be limited to regulations for anchoring, mooring, or otherwise attaching to the bottom; the establishment of anchorages; and the discharge of sewage, pumpout requirements, and facilities associated with anchorages. The regulations must not interfere with commerce or the transitory operation of vessels through navigable water, but shall control the use of sovereignty submerged lands as a place of business or residence.
- (c) Structures which are listed in or are eligible for the National Register of Historic Places or the State Inventory of Historic Places which are over the waters of the State of Florida and which have a submerged land lease, or have been grandfathered-in to use sovereignty submerged lands until January 1, 1998, pursuant to rule 18-21.00405, Florida Administrative Code, shall have the right to continue such submerged land leases, regardless of the fact that the present landholder is not an adjacent riparian landowner, so long as the lessee maintains the structure in a good state of repair consistent with the guidelines for listing. If the structure is damaged or destroyed, the lessee shall be allowed to reconstruct, so long as the reconstruction is consistent with the integrity of the listed structure and does not increase the footprint of the structure. If a structure so listed falls into disrepair and the lessee is not willing to repair and maintain it consistent with its listing, the state may cancel the submerged lease and either repair and maintain the property or require that the structure be removed from sovereignty submerged lands.

- (d) By January 1, 2001, the owners of habitable structures built on or before May 1, 1999, located in conservation areas 2 or 3, on district or state-owned lands, the existence or use which will not impede the restoration of the Everglades, whether pursuant to a submerged lease or not, must provide written notification to the South Florida Water Management District of their existence and location, including an identification of the footprint of the structures. This notification will grant the leaseholders an automatic 20-year lease at a reasonable fee established by the district, or the Department of Environmental Protection, as appropriate, to expire on January 1, 2020. The district or Department of Environmental Protection, as appropriate, may impose reasonable conditions consistent with existing laws and rules. If the structures are located on privately owned lands, the landowners must provide the same notification required for a 20-year permit. If the structures are located on state-owned lands, the South Florida Water Management District shall submit this notification to the Department of Environmental Protection on the owner's behalf. At the expiration of this 20-year lease or permit, the South Florida Water Management District or the Department of Environmental Protection, as appropriate, shall have the right to require that the leaseholder remove the structures if the district determines that the structures or their use are causing harm to the water or land resources of the district, or to renew the lease agreement. The structure of any owner who does not provide notification to the South Florida Water Management District as required under this subsection, shall be considered illegal and subject to immediate removal. Any structure built in any water conservation area after May 1, 1999, without necessary permits and leases from the South Florida Water Management District, the Department of Environmental Protection, or other local government, as appropriate, shall be considered illegal and subject to removal.
- (e) Failure to comply with the conditions contained in any permit or lease agreement as described in paragraph (d) makes the structure illegal and subject to removal. Any structure built in any water conservation area on or after July 1, 2000, is also illegal and subject to immediate removal.
- (8)(a) The Board of Trustees of the Internal Improvement Trust Fund shall prepare, using tax roll data provided by the Department of Revenue, or the county property appraisers, an annual inventory of all publicly owned lands within the state. Such inventory shall include all lands owned by any unit of state government or local government; by the Federal Government, to the greatest extent possible; and by any other public entity.

- (b) In addition to any other parcel data available, the inventory shall include a legal description or proper reference thereto, the number of acres or square feet within the boundaries, and the assessed value of all publicly owned uplands. To the greatest extent practicable, the legal description or proper reference thereto and the number of acres or square feet shall be determined for all publicly owned submerged lands. For the purposes of this subsection, the term “submerged lands” means publicly owned lands below the ordinary high-water mark of fresh waters and below the mean high-water line of salt waters extending seaward to the outer jurisdiction of the state.
- (c) By September 30 of each year, the Department of Revenue shall furnish to the board, in electronic form, the approved preliminary tax roll data for public lands to be used in compiling the inventory. By November 30 of each year, the board shall prepare and provide to each state agency and local government and any other public entity which holds title to real property, including any water management district, drainage district, navigation district, or special taxing district, a list of the real property owned by such entity, required to be listed on county assessment rolls, using tax roll data provided by the Department of Revenue. By January 31 of the following year, each such entity shall review its list and inform the appropriate property appraiser and the board of any corrections to the list. The appropriate county property appraiser shall enter such corrections on the appropriate county tax roll.
- (d) Whenever real property is listed on the real property assessment rolls of the respective counties in the name of the State of Florida or any of its agencies, the listing shall not be changed in the absence of a recorded deed executed by the State of Florida or the state agency in whose name the property is listed. If, in preparing the assessment rolls, the property appraisers within the state become aware of the existence of a recorded deed not executed by the state and purporting to convey real property listed on the assessment rolls as state-owned, the property appraiser shall immediately forward a copy of the recorded deed to the state agency in whose name the property is listed.
- (e) The board shall use tax roll data, which shall be provided by the Department of Revenue, to assist in the identification and confirmation of publicly held lands. Lands that are held by the state or a water management district and lands that are purchased by the state, a state agency, or a water management district and that are deemed not essential or necessary for conservation purposes are subject to review for surplus sale.

- (9) The Board of Trustees of the Internal Improvement Trust Fund is responsible for the acquisition and disposal of federal lands and buildings which are declared surplus or excess. The Board of Trustees of the Internal Improvement Trust Fund shall establish regular procedures to assure that state and local agencies are made aware of the availability of federal lands and buildings.
- (10) The Board of Trustees of the Internal Improvement Trust Fund and the state through any of its agencies are hereby prohibited from levying any charge, by whatever name known, or attaching any lien, on any and all materials dredged from state sovereignty tidal lands or submerged bottom lands or on the lands constituting the spoil areas on which such dredged materials are placed, except as otherwise provided for in this subsection, when such materials are dredged by or on behalf of the United States or the local sponsors of active federal navigation projects in the pursuance of the improvement, construction, maintenance, and operation of such projects or by a public body authorized to operate a public port facility (all such parties referred to herein shall hereafter be called “public body”) in pursuance of the improvement, construction, maintenance, and operation of such facility, including any public transfer and terminal facilities, which actions are hereby declared to be for a public purpose. The term “local sponsor” means the local agency designated pursuant to an act of Congress to assume a portion of the navigation project costs and duties. Active federal navigation projects are those congressionally approved projects which are being performed by the United States Army Corps of Engineers or maintained by the local sponsors.
- (a) Except for beach nourishment seaward of existing lines of vegetation on privately owned or publicly owned uplands fronting on the waters of the Atlantic Ocean or Gulf of Mexico and authorized pursuant to the provisions of part I of chapter 161, no materials dredged from state sovereignty tidal or submerged bottom lands by a public body shall be deposited on private lands until:
1. The United States Army Corps of Engineers or the local sponsor has first certified that no public lands are available within a reasonable distance of the dredging site; and
 2. The public body has published notice of its intention to utilize certain private lands for the deposit of materials, in a newspaper published and having general circulation in the appropriate county at least three times within a 60-day period prior to the date of the scheduled deposit of any such material, and therein advised the general public of the opportunity to bid on the purchase of such materials for deposit on the purchaser’s designated site, provided any such deposit shall be at no increased cost to the public body. Such notice shall state the terms, location, and conditions for receipt of bids and shall state that the public body shall accept the highest responsible bid. All bids shall be submitted to the Board of Trustees of the Internal Improvement Trust Fund. All moneys obtained from such purchases of materials shall be remitted forthwith to

the Board of Trustees of the Internal Improvement Trust Fund. Compliance with this subsection shall vest, without any obligation, full title to the materials in the owner of the land where deposited.

- (b) When public lands on which are deposited materials dredged from state sovereignty tidal or submerged bottom lands by the public body are sold or leased for a period in excess of 20 years, which term includes any options to a private party, 50 percent of any remuneration received shall forthwith be remitted to the Board of Trustees of the Internal Improvement Trust Fund and the balance shall be retained by the public body owning the land.
- (c) Any materials which have been dredged from state sovereignty tidal or submerged bottom lands by the public body and deposited on public lands may be removed by the public body to private lands or interests only after due advertisement for bids, which means a notice published at least three times within a 60-day period in a newspaper published and having general circulation in the appropriate county. The purchase price submitted by the highest responsible bidder shall be remitted to the Board of Trustees of the Internal Improvement Trust Fund. If no bid is received, the public body shall have the right to fully convey title to, and dispose of, any such material on its land, with no requirement of payment to the Board of Trustees of the Internal Improvement Trust Fund.
- (d) Notwithstanding the provisions of paragraphs (a)-(c), the Board of Trustees of the Internal Improvement Trust Fund shall allow private or public entities to remove, at no charge and with no public notice requirements, spoil site material dredged from state sovereignty tidal lands or submerged bottom lands and to place the material upon public or private lands when:
 - 1. Such removal and placement is done pursuant to a spoil site rejuvenation plan the board of trustees approves; and
 - 2. The board of trustees finds that the removal and placement is in the public interest and would rejuvenate a site for continued spoil disposal. The board of trustees may give priority to requests for spoil site material, which would result in the environmental restoration or enhancement of the new placement site.
- (e) Nothing in this subsection shall affect any preexisting contract or permit to engage in dredging of materials from state sovereignty tidal and submerged bottom lands, nor shall it be construed to void any preexisting agreement or lien against the lands upon which dredged materials have been placed or to have any retroactive effect.

- (11) The Board of Trustees of the Internal Improvement Trust Fund may adopt rules to provide for the assessment and collection of reasonable fees, commensurate with the actual cost to the board, for disclaimers, easements, exchanges, gifts, leases, releases, or sales of any interest in lands or any applications therefor and for reproduction of documents. All revenues received from the application fees charged by a water management district to process applications that include a request to use state lands are to be retained by the water management district.
- (12) The Board of Trustees of the Internal Improvement Trust Fund is hereby authorized to administer, manage, control, conserve, protect, and sell all real property forfeited to the state pursuant to ss. 895.01-895.09 or acquired by the state pursuant to s. 607.0505 or former s. 620.192. The board is directed to immediately determine the value of all such property and shall ascertain whether the property is in any way encumbered. If the board determines that it is in the best interest of the state to do so, funds from the Internal Improvement Trust Fund may be used to satisfy any such encumbrances. If forfeited property receipts are not sufficient to satisfy encumbrances on the property and expenses permitted under this section, funds from the Land Acquisition Trust Fund may be used to satisfy any such encumbrances and expenses. All property acquired by the board pursuant to s. 607.0505, former s. 620.192, or ss. 895.01-895.09 shall be sold as soon as commercially feasible unless the Attorney General recommends and the board determines that retention of the property in public ownership would effectuate one or more of the following policies of statewide significance: protection or enhancement of floodplains, marshes, estuaries, lakes, rivers, wilderness areas, wildlife areas, wildlife habitat, or other environmentally sensitive natural areas or ecosystems; or preservation of significant archaeological or historical sites identified by the Secretary of State. In such event the property shall remain in the ownership of the board, to be controlled, managed, and disposed of in accordance with this chapter, and the Internal Improvement Trust Fund shall be reimbursed from the Land Acquisition Trust Fund, or other appropriate fund designated by the board, for any funds expended from the Internal Improvement Trust Fund pursuant to this subsection in regard to such property. Upon the recommendation of the Attorney General, the board may reimburse the investigative agency for its investigative expenses, costs, and attorneys' fees, and may reimburse law enforcement agencies for actual expenses incurred in conducting investigations leading to the forfeiture of such property from funds deposited in the Internal Improvement Trust Fund of the Department of Environmental Protection. The proceeds of the sale of property acquired under s. 607.0505, former s. 620.192, or ss. 895.01- 895.09 shall be distributed as follows:
- (a) After satisfaction of any valid claims arising under the provisions of s. 895.09(1)(a) or (b), any moneys used to satisfy encumbrances and expended as costs of administration, appraisal, management, conservation, protection, sale, and real estate sales services and any interest earnings lost to the Land Acquisition Trust Fund as of a date certified by the Department of Environmental Protection shall be replaced first in the Land Acquisition Trust Fund, if those funds were used, and then in the Internal Improvement Trust Fund; and

- (b) The remainder shall be distributed as set forth in s. 895.09.
- (13) For applications not reviewed pursuant to s. 373.427, the department must review applications for the use of state-owned submerged lands, including a purchase, lease, easement, disclaimer, or other consent to use such lands and must request submittal of all additional information necessary to process the application. Within 30 days after receipt of the additional information, the department must review the information submitted and may request only that information needed to clarify the additional information, to process the appropriate form of approval indicated by the additional information, or to answer those questions raised by, or directly related to, the additional information. An application for the authority to use state-owned submerged land must be approved, denied, or submitted to the board of trustees for approval or denial within 90 days after receipt of the original application or the last item of timely requested additional information. This time is tolled by any notice requirements of s. 253.115 or any hearing held under ss. 120.569 and 120.57. If the review of the application is not completed within the 90-day period, the department must report quarterly to the board the reasons for the failure to complete the report and provide an estimated date by which the application will be approved or denied. Failure to comply with these time periods shall not result in approval by default.
- (14) Where necessary to establish a price for the sale or other disposition of state lands, including leases or easements, the Division of State Lands may utilize appropriate appraiser selection and contracting procedures established under s. 253.025. The board of trustees may adopt rules to implement this subsection.
- (15) The Board of Trustees of the Internal Improvement Trust Fund shall encourage the use of sovereign submerged lands for water-dependent uses and public access.
- (16) The Board of Trustees of the Internal Improvement Trust Fund, and the state through its agencies, may not control, regulate, permit, or charge for any severed materials which are removed from the area adjacent to an intake or discharge structure pursuant to an exemption authorized in s. 403.813(1)(f) and (r).

History.—s. 1, ch. 15642, 1931; CGL 1936 Supp. 1446(13); s. 2, ch. 61-119; ss. 2, 3, ch. 67-269; s. 2, ch. 67-2236; ss. 27, 35, ch. 69-106; s. 8, ch. 71-286; s. 1, ch. 75-76; s. 1, ch. 78-251; s. 10, ch. 79-255; s. 15, ch. 80-356; s. 3, ch. 82-144; s. 2, ch. 83-223; s. 10, ch. 84-79; s. 4, ch. 84-249; s. 58, ch. 85-80; s. 1, ch. 85-306; s. 2, ch. 87-307; s. 8, ch. 88-168; s. 3, ch. 88-264; s. 1, ch. 88-357; s. 5, ch. 89-102; s. 7, ch. 89-174; s. 16, ch. 89-175; s. 131, ch. 90-179; s. 1, ch. 91-175; s. 2, ch. 92-109; ss. 67, 490, ch. 94-356; s. 57, ch. 96-410; s. 1, ch. 97-22; s. 36, ch. 97-160; s. 2, ch. 97-164; s. 44, ch. 98-200; s. 9, ch. 99-247; s. 4, ch. 2000-170; s. 22, ch. 2004-234; s. 4, ch. 2005-157; s. 27, ch. 2006-1; s. 5, ch. 2007-73; s. 6, ch. 2009-20; s. 20, ch. 2009-21; ss. 6, 10, ch. 2010-280; SJR 8-A, 2010 Special Session A.